



**AGENDA  
MEETING OF THE PLANNING COMMISSION**

**TUESDAY, APRIL 5, 2016**

**PUBLIC SESSION: 6:30 p.m.**

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

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The Cloverdale Planning Commission welcomes you to its meetings that are typically scheduled for the 1st Tuesday 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.

**CONSENT CALENDAR:**

All items under Consent Calendar will be considered together by one action of the Planning Commission unless any Planning Commissioner or member of the public requests that an item be removed and considered separately.

**Minutes Review:**

1. December 2, 2015- *Matlock*
2. December 16, 2015- *Matlock*
3. February 2, 2016- *Matlock*

**NON-PUBLIC HEARING ITEMS:**

4. **Request to approve a 17-month time extension to the Visa Oaks tentative subdivision map- *Miranda***

**Applicant:** Thompson Development Inc.

**Property Owner:** P&K Property LLC / Paul Thompson

**Project Location:** Approximately 42.62 acres at the north end of the existing Vista View Drive, which is currently an unpaved dirt road that ends prior to intersecting with North Cloverdale Boulevard  
  
(APNs: 116-050-001, 116-060-012; -025; -027; -033; -063; -067; and 001-350-005; -038)

**Zoning Designation:** Planned Development (P-D)

**General Plan Designation:** Rural Residential (RR)

**Environmental Assessment:** The Mitigated Negative Declaration adopted on September 14, 2005 for the Vista View Subdivision is the sufficient environmental document for the Preliminary Development Plan portion of this project, in accordance with the California Environmental Quality Act (CEQA)





**DRAFT MINUTES  
MEETING OF THE PLANNING COMMISSION**

**WEDNESDAY, DECEMBER 2, 2015**

**PUBLIC SESSION: 6:30 p.m.  
CLOVERDALE PERFORMING ARTS CENTER, 209 N. CLOVERDALE BLVD., CLOVERDALE, CA 95425**

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**OPENING:**

- Call to Order: Chair Shanahan called the meeting to order at 6:30 p.m.
- Pledge Of Allegiance
- Roll Call: Present - Commissioner Halliday, Vice Chair Domke, Commissioner Enge, Alternate Commissioner Bovee, and Chair Shanahan.
- Agenda Review (changes/deletions): None
- Declaration of Conflicts of Interest: Commissioner Halliday recused himself.

**PUBLIC COMMENT PERIOD:**

Chair Shanahan opened the public comment period.

Lawrence Rau requested that “Green Enterprise Zone: A Better Proposal” be placed on a future agenda and stated copies were given to four of the Planning Commissioners.

Clay Skelton, Cloverdale, reported an eyesore located on the east side of South Cloverdale Boulevard, which is not within city limits, and would like to be educated as to why this section is not a part of our city. Jerry Haag, Interim Community Development Director, suggested through the Chair that Mr. Skelton make an appointment with him to discuss this issue.

Chair Shanahan closed the public comment period.

**NON-PUBLIC HEARING ITEMS:**

**1. Minutes Review : November 4, 2015**

Chair Shanahan noted the need to correct the clerical error of Vice Chair being used instead of Chair. Motion was made by Vice Chair Domke to approve the meeting minutes for November 4, 2015, as corrected, and were so approved.

**PUBLIC HEARING ITEMS:**

**2. Proposed General Plan Amendment, Amendment to the Alexander Valley Resort Specific Plan, Rezoning, and a Development Agreement (GPA/SPA/ZA/DA 018-2015)**

Jerry Haag, Interim Community Development Director, briefly summarized the project and stated a new development has come forward, which is that two letters have been received by the City from two local Native American tribes, The Federated Indians of Graton and the Dry Creek Band of Pomo Indians, asking to be consulted about the project. Copies of these letters were distributed before the meeting. These letters were received as a result of a State required Sacred Land Search, where the City contacted the State Native American Heritage Commission, who requested the City contact local tribes that might have interest in the property based on historic artifacts that may exist on the property. The City is mandated to consult with these tribes and the review period is still running. Based upon the need to respond appropriately to the Native American tribes, both the Staff and the Applicant, Tyris Corporation, is recommending that the

continuance of this hearing be approved by the Planning Commission tonight to the January 5, 2016, meeting to allow Staff to work cooperatively with the two groups that have come forward and that no action be taken at this meeting. Mr. Haag continued that because this is a fully noticed hearing, anyone in the audience wanting to speak on the topic should be heard with the caveat that the Commission will not be taking any action at this meeting.

Chair Shanahan opened the item to public discussion.

Michele Winterbottom, Cloverdale, stated the people developing the property have stated that the City would get a certain amount of Transient Occupancy Tax (TOT) and, in her reading of the agreement, the City will only be required to pay 50% of the TOT for 20 years. Ms. Winterbottom stated it is her understanding that the City is to require an assessment for storm drains with any future development, which she does not see in this agreement. Ms. Winterbottom stated her concern that River Park access be totally accessible by the community and not just the resort.

Lawrence Rau stated his concerns regarding the proposed zoning change and cited potential legal issues, including those of endangered species and airport safety zones. Mr. Rau suggested the City obtain what he called the "unbuildable" 200 acres of the proposed project through eminent domain.

LaReva Myles, Cloverdale, asked when the letters mentioned earlier were received and if they will be made available to the public. Mr. Haag responded that the letters came in Monday and Tuesday (November 30 and December 1) of this week and that he has copies available on the dais. Ms. Myles asked if the letters were from tribes who own property adjacent to the property being considered for zoning amendment. Mr. Haag answered this was unknown at this time. Ms. Myles stated the addendum to the Alexander Valley Resort Environmental Impact Report (EIR) referenced in the posted agenda was not posted until the date of the meeting. Mr. Haag apologized for this, noting the documents were posted as soon as they were available.

Ms. Winterbottom inquired about the relationship of the Development Agreement to the General Plan, Specific Plan, and to zoning. Mr. Haag clarified that the Development Agreement locks in for a specified period of time the provisions of the General Plan and Specific Plan so the City or the developer cannot change the zoning for the term the City Council decides is an appropriate length of time.

Harold Minkin, Cloverdale, asked that it be considered for a talked-about store to be brought downtown instead and for consideration of placement of an equestrian development in proximity to homes because of flies. Chair Shanahan stated neither of these issues is before the Planning Commission at this time. Mr. Haag explained that future uses are governed by the General Plan and the Specific Plan, and with the uses that would be allowed by the revised Zoning Ordinance, a good framework of what could happen is developed. Mr. Minkin asked how the public will be kept informed about how this project is going. Mr. Haag responded that once the City takes action, it is up to the Applicant to find a developer or builder and is outside the City's control.

LaReva Myles, Cloverdale, asked about the changes to the EIR Addendum. Mr. Haag explained the Planning Commission is an advisory agency to the City Council - not the final authority - and are reviewing the addendum carefully to make sure the CEQA document is correct.

Robin Andersen, Cloverdale, suggested the 2009 EIR sent to an impartial consulting firm for review and comment prior to any recommendation to Council or adoption of the existing 2009 EIR.

Chair Shanahan closed the public comment period.

Commissioner Enge asked if the draft resolutions attached to the agenda packet could be drafted in the affirmative, as well as the negative. Mr. Haag stated that typically when there is a negative vote, it is necessary for reasons to be given and this would be make it difficult to draft a negative resolution. Mr. Haag further stated that typically when there is a negative vote at a hearing, the Commissioners are polled as to why they are making a negative vote; then, at the next Planning Commission meeting, the Staff returns with resolutions not approving the project with the stated reasons included. Mr. Haag stated he would need to check with the City Attorney and get back to the Commission.

Interim Community Development Director Haag again stated that Staff and Applicant recommendation is a continuance to January 5, 2016. By voice vote, the seated Planning Commission continued the Public Hearing Item to the January 5, 2016, meeting.

Commissioner Halliday returned to the dais.

**OTHER BUSINESS:**

**PLANNER'S REPORT/COMMUNICATIONS:** City Manager Paul Cayler reminded the public, as well as the Commissioners, that regular Planning Commission meetings are moving to the first Tuesday of the month, which is why this public hearing has been continued to January 5, 2016. However, there will be another Planning Commission meeting regarding the cultivation of marijuana, which would mean changes to the zoning code, on Wednesday, December 16, 2015.

**PLANNING COMMISSION DIRECTION TO STAFF:** None

**ADJOURNMENT:** Chair Shanahan adjourned to the next meeting Wednesday, December 16, 2015, at 6:00 p.m., or alternate date as requested, at the Cloverdale Performing Arts Center, 209 N. Cloverdale Blvd., Cloverdale, CA 95425.



**DRAFT MINUTES  
SPECIAL MEETING OF THE PLANNING COMMISSION**

**WEDNESDAY, DECEMBER 16, 2015**

**PUBLIC SESSION: 6:00 p.m.  
CLOVERDALE PERFORMING ARTS CENTER, 209 N. CLOVERDALE BLVD., CLOVERDALE, CA 95425**

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**OPENING:**

- Call to Order: Chair Shanahan called the meeting to order at 6:28 p.m.
- Pledge Of Allegiance
- Roll Call: Present – Chair Shanahan, Vice Chair Domke, Commissioner Enge, Alternate Commissioner Bovee
- Agenda Review (changes/deletions)
- Declaration of Conflicts of Interest

**PUBLIC COMMENT PERIOD:**

Chair Shanahan opened the public comment period.

Bruce Reuser, Cloverdale, stated he prepared packets with activities and history information in preparation for the January 5, 2016, meeting, including a short video on industrial traffic, which he gave to the Clerk (attached).

Chair Shanahan closed the public comment period.

**NON-PUBLIC HEARING ITEMS:** None

**PUBLIC HEARING ITEMS:**

1. Adopt Resolution 007-2015, Recommending to the City Council the Adoption of an Ordinance Amending Cloverdale Municipal Code Title 18 (Zoning Ordinance), Chapter 18.09 Prohibiting Commercial Marijuana (Cannabis) Activities and Regulating the Cultivation of Medical Marijuana by Qualified Patients and Primary Caregivers and the Delivery of Medical Marijuana within the City –Cramer

City Manager Cayler introduced this item by giving the background of recent State legislation regarding marijuana cultivation and safety of cultivation. He detailed the timeline and process of enacting a local ordinance. Mr. Cayler further explained that the marijuana cultivation ordinance being proposed for the City of Cloverdale calls for changes to the Zoning Ordinance, which requires a recommendation from the Planning Commission before going to the City Council. Mr. Cayler stated the proposed ordinance has been drafted after receiving input from the community, Council, Meyers Nave attorney, Denise Bazzano, City Attorney Jose Sanchez, and Chief Cramer and that Staff recommendation is for the Planning Commission to make a recommendation, or recommendation with modifications, for the City Council to consider at the January 12, 2016, City Council meeting.

Chief Stephen Cramer gave a slide presentation that included the new State cultivation legislation, the City's current ordinance, definition of "structure," issues local law enforcement have encountered, and highlights of the proposed draft ordinance and its development.

Attorney Denise Bazzano, from the City Attorney's office, thanked Chief Cramer for his diligent effort on this issue and outlined reasons this draft ordinance needs to be moved forward to the City Council; primarily, the March 1<sup>st</sup> deadline,

zoning regulations need to be addressed since the draft ordinance regulates land use, and both the public and the City Council have said the current ordinance is insufficient, and highlighted the main points of the ordinance itself.

Chair Shanahan opened the floor to technical questions from the Planning Commission.

Vice Chair Domke stated his questions have been addressed.

Commissioner Enge asked if the prohibition of dispensaries could be changed in the future. Ms. Bazzano answered yes and that would require the ordinance and Chapter 9.36 of the Municipal Code to be amended. Mr. Cayler stated that Council has indicated that there is interest in a dispensary but that needs further discussion and added there is a sense that some commercial cultivation would be necessary to provide organically-grown marijuana for that dispensary.

Commissioner Halliday asked how the police department will control the permitted use and whether there is staff and budget to handle the extra work. Chief Cramer responded that as part of the permit agreement, the cultivator will agree to allow an inspection by the police department or the code enforcement officer to ensure compliance with their permit guidelines and the ordinance. Chief Cramer further stated at this time, since all grows are now illegal, resources are now being used for enforcement, so fewer man hours should be required. Ms. Bazzano added that the Chief, with Council approval, will set a fee for a permit, which will offset costs.

Chair Shanahan asked if the limit of three plants in Section F is per parcel or per patient. Ms. Bazzano stated she does not see that it states specifically three per parcel regardless of how many qualified patients or primary caregivers are on the property, but this is specified for the permit. Ms. Bazzano further stated if it is felt that this is an appropriate regulation to add, the ordinance can be adopted with the recommendation to Council that it be contained to three plants per parcel regardless of how many patients or primary caregivers reside on the parcel. Mr. Cayler stated this is the direction Staff received from public input and Council and agrees that, after the public hearing, the Commission may move to recommend with the clarification that under the exemption for personal growth it is three plants per parcel.

Alternate Commissioner Bovee brought up a number of issues, including plant limits, allowed structures, and the enforcement of the organic fertilizer provision. Through the Chair, Mr. Cayler asked Mr. Bovee to allow Staff to take his questions one by one. Mr. Bovee asked about the disposal of processed marijuana in excess of the allowed amount. Chief Cramer responded that the proposed ordinance allows for three pounds of processed marijuana, which is more than the eight ounces the State allows, and an amount in excess of that could be confiscated or there can be a process where it could be provided to a dispensary. Chief Cramer pointed out that the provisions in the ordinance either parallel State law or allows for more.

Commissioner Domke asked how long it takes for plants to mature and how many crops could be grown per year. Mr. Cayler stated there are experts in the audience that can address the horticultural issues when the public hearing is opened. Chief Cramer stated there is some discrepancy, but a fully mature plant can yield up to four ounces of marijuana per year, per grow, depending on whether it is grown in or outdoors.

Chair Shanahan opened the public hearing.

Patrick King, Cloverdale, expressed his appreciation for the effort Chief Cramer, Staff, and the City Council have put into this issue. Mr. King stated, for an indoor garden with 30 plants, there could be four harvests per year, although three would be typical. Mr. King stated that with yield variables, growers could find themselves with an amount over the limit. Mr. King stated that typically for outdoor plants, there is one season with three plants, a grower could have nine pounds at one given time. Mr. King spoke of the situation of patients that cannot grow medicine for themselves where they live and stated caregivers should be able to grow medicine for these patients. Mr. King further stated that it takes an expert to be able to grow plants organically in a room without natural light and suggests a discussion of greenhouse gardening. Mr. King stated he believes the March 1<sup>st</sup> deadline will be pushed back. Ms. Bazzano, through the Chair,

responded that the League of Cities has confirmed that Assembly Member Wood has committed to making an amendment of the bill relating to the March 1<sup>st</sup> deadline but it is very unlikely to happen before March 1<sup>st</sup>, so the City is tied to the March 1<sup>st</sup> deadline.

LaReva Myles, Cloverdale, asked if it is correct that one could grow from 3-30 plants as long as it fits into a 100 square foot area and stated it is not clear to her if the 100 square feet is outside only or inside a house as well. Ms. Myles asked if Zone R3 will be considered in the proposed zoning regulation. She also asked if commercial cultivation and/or dispensaries are anticipated after the 2016 vote. Ms. Myles asked if this is a disclosure realtors will need to include in their contracts and if there will be a map which shows what homebuyers can or cannot do with marijuana in this city. She also asked if there will be a special exception to have marijuana brought in to someone in a convalescent home. Ms. Myles asked what eventually happens to the marijuana that gets catalogued and stored by law enforcement.

Chief Cramer answered with regard to the number of plants, the exception is up to three plants outdoors explained that up to and including 30 plants can be grown indoors with no space limitation for marijuana cultivation indoors, as long as it is a secondary use of the residence. Chief Cramer stated Zone R3, or high density, is excluded. With regard to 2016 elections, Chief Cramer answered that the election will be for recreational use and stated that cultivation and dispensaries are not on the ballot. He added that the City Council will give direction for creation of an ordinance for commercial and/or dispensaries in the future. Chief Cramer deferred to the City Attorney with regard to full disclosure and realtors. Chief Cramer stated he is not aware that convalescent homes are allowing patients to use marijuana in a facility and that this is not mentioned in this ordinance and will be an issue for the convalescent hospital rather than law enforcement. Chief Cramer stated there are laws regarding marijuana destruction and discussed law enforcement procedures of evidence collection and storage, as well as court orders being required for destruction by incineration.

Ms. Bazzano stated that the State has laws regarding real estate disclosure and that she cannot advise her on that. She stated the City could theoretically produce maps of the Zones R1 and R2 to show where cultivation is allowed. Ms. Bazzano stated that, although it is not in the ordinance, Staff's intent was to limit it to three plants per parcel for the personal cultivation exemption, so if the Planning Commission is going to recommend adoption, we would recommend that be included in the ordinance. With respect to convalescent homes, Ms. Bazzano stated this ordinance only speaks to cultivation and deliveries and, if a patient needs more than what is allowed to cultivate, they certainly can get that through delivery, as long as it complies with State laws about the quantity a person can possess.

Mayor Robert Cox stated, as a director of the Waste Management Agency in Sonoma County, the disposal of marijuana-related substances has not been discussed at the Waste Management Agency and suspects that either it is coming forth or there is a special disposal process.

Chief Cramer stated the new State law has regulations and restrictions regarding marijuana waste and excess marijuana disposal and the proposed ordinance states residual marijuana refuse is to be disposed of in an environmentally safe manner and there is a section that speaks to disposal of marijuana-related substances and outlines how that will happen. Responding to Mr. King's questions, Chief Cramer stated there has to be quantity limits. Chief Cramer further stated the State says an individual is allowed to possess eight ounces and it doesn't matter when or how, so when the eight ounces have been used, they then may have eight more ounces delivered. Chief Cramer went on to say that our local ordinance and the Sonoma County guidelines allow for three pounds to be possessed and he doesn't believe the City can increase those levels. Chief Cramer stated, in response to the section question about a primary caregiver growing on their property for someone not on the property, that, yes, the ordinance and the State law state "qualified patient or primary caregiver," so primary caregiver can grow on their own property and then can give to a qualified patient under their care.

Ms. Myles asked if a separate evaluation may be made for properties zoned R3 that have only a single family residence on them. Ms. Bazzano stated the choices before the Commission are that they can adopt the ordinance as is, they can adopt and make recommendations to Council, or they can recommend to not adopt. With regard to the zoning issue, the Commission can recommend that R3 be added to the list of appropriate zones or that Council look at that issue

specifically when reviewing the ordinance. Mr. Cayler stated the two concerns he has heard from the Commission are that the ordinance specify three plants per parcel and a recommendation to consider allowing marijuana cultivation in an R3 zone if it is a single family residence.

Chair Shanahan closed the public hearing.

Chair Shanahan stated the Commission will start with considering Section E and he heard some issues from the public and Alternate Commissioner Bovee about the detached structures. Chair Shanahan asked for confirmation that Section E is acceptable to the Commissioners and then stated Section F will now be considered, the qualified patient of a small grow. Chair Shanahan stated the Commission has already discussed limiting it to per parcel.

Commissioner Halliday asked if he can go back to Section E, as his comment has to do with the permitting process. With regard to #2 of Section E, Mr. Halliday asked if the public comment regarding single family residences in an R3 zone could be addressed by making a slight amendment to the zoning, allowing this to be handled by the police department through the permitting process. Chief Cramer stated that if it is amended to include R3 under those circumstances, it would be incorporated into the permit process. Commissioner Halliday recommended making the aforementioned modification.

Chair Shanahan stated he would like that recommendation to be included in Section F, as there are a few properties zoned R3 that have a single family residence only and then asked for further comments on Section F.

Ms. Bazzano stated this is the section in which we discussed adding a limitation to three plants or less per parcel. Chair Shanahan stated that is one modification and the second modification would be adding R3. Mr. Cayler stated the Planning Commissioners recommended amendments to the resolution are to include a provision recommending changes under Section E related to allowing cultivation in R3 in a single family residence, and also for Section F allowing R3 in a single family dwelling, and adding the clarification under Section F that the exemption for three plants is per parcel.

Chair Shanahan stated Section G is good as written and asked for any other discussion before bringing this forward.

Ms. Bazzano stated the resolution also requires that the Planning Commission find that the ordinance conforms with the General Plan of this City, so that needs to be discussed among the Commissioners and Chair and specifically the land use element policy, LU element policy 4.4.

Chair Shanahan pointed out that this is on page 3 of 3 of the resolution and read LU policy 4.4 and asked for discussion and there were no comments.

Commissioner Halliday made the motion to approve the resolution with the amendments discussed and was seconded by Vice Chair Domke. The motion was passed 4-1 by the following roll call vote: 4-ayes (Halliday, Shanahan, Domke, Enge) and 1-no (Bovee).

**OTHER BUSINESS:**

**PLANNER'S REPORT/COMMUNICATIONS:** None

**PLANNING COMMISSION DIRECTION TO STAFF:** None

**ADJOURNMENT:** Meeting was adjourned 8:15 p.m. to the next meeting Tuesday, January 5, 2016, at 6:30 p.m., or alternate date as requested, at the Cloverdale Performing Arts Center, 209 N. Cloverdale Blvd., Cloverdale, CA 95425.

December 14, 2015

Planning Commission  
City of Cloverdale  
P.O. Box 217  
Cloverdale, CA 95425

Mr. Chairman and Members of the Commission,

Laulima and Tyris are asking for the zoning on Santana Drive to be changed from Business Park to Resort Commercial. This would change the gateway to the industrial center to commercial.

I would like to provide a little history on the industrial activities on Santana drive in the 1950's. It started with Hulbert Muffley's log mill and has been home to many businesses since. Today, the Santana Industrial Center has approximately three hundred thousand (300,000) square feet of industrial buildings which are fully occupied and producing on average two hundred jobs. In May of 2003, Alexander Valley Resort Specific Plan showed the Tyris' industrial properties on Santana Drive to be a mixed-use commercial center to be known as the "Village Marketplace". This was of great concern to me because I had entered into an agreement with the city to develop the industrial land on Santana drive and expand my business. I had made a large investment to expand my business and develop industrial infrastructure to make Santana Drive attractive for industry to locate there. I was told by the city that they wanted to keep Santana Drive industrial, and these sentiments were reiterated in the new general plan on page 6, Section 1.6:

*All three General Plans have encouraged compact development within the General Plan defined growth boundaries, balanced housing, concentrated commercial areas and discourage commercial development along the freeway, expand the job base to respond to loss of timber related and extractive industry jobs, provide for open spaces, protect hillside areas from development, preserve and enhance open spaces and natural watercourses, and balance of housing and employment opportunities.*



And page 8, Section 1.8, #9:

9. *Industrial lands should be reserved for industrial purposes, and not for retail sale of typical household retail items.*

And page 18, Section 2.2, Implementation LU 1-4.c.:

Implementation LU 1-4.c. *Pursue funding options for industrial infrastructure to the south of the City, including redevelopment, bonding, grants, assessments, owner participation, etc.*

And 21, Section 2.2, Goal LU 2, Policy LU 2-4:

*Discourage the creation of retail commercial areas outside the downtown that would adversely affect the viability of the downtown, including freeway frontages south of the City, freeway frontages east of Highway 101, and areas around the central Highway 101 interchange.*

These are pertinent sections of General Plan as it relates to industrial land use which was adopted by the city council May 13, 2009.

The industrial traffic patterns that have been established on Santana Drive now will only increase as there are still three undeveloped lots in the general industry section of the industrial center. Over time this will eventually create a nuisance for the proposed commercial site, if approved, leading to more restrictive use permits or none at all for the general industry on Santana Drive. Do you ever wonder why you don't see many trucks doing deliveries in huge shopping centers; it's because the truck traffic has been routed away from the commercial traffic.

I want to give you a little history about my company. Reuser, Inc. was founded in April 1978 and located on Santana Drive in 1981. Our company specializes in recycling wood waste into various products ranging from bio-filters and landscape supplies to cogeneration fuel. Currently we process and ship 750 tons a day of products produced from post and pre-consumer recycled wood waste and ship it statewide. We have 32 employees with an annual employee payroll of over 2 million dollars plus healthcare and retirement. Much of our manufacturing electric is produced by a 300 kilowatt roof-top solar system of which the environmental impact is equivalent to planting over 522,000 trees during the life of the solar system significantly reducing the company's carbon foot print. I have made a short video of the industrial traffic on Santana Drive. Please keep in mind this is December and it is an off season traffic pattern. This industrial traffic travels a couple hundred yards to the South Cloverdale Boulevard interchange and then disappears onto the freeway with very little impact to the community. The video will be a real eye-opener! Santana Drive is played down as a sleepy side street, but in reality it's a pretty

busy street with heavy truck traffic. Try to imagine the Santana Drive industrial traffic pattern around the Furber Plaza.

In closing, the Santana Drive Industrial Center represents 30 million dollars, a conservative estimate, of industrial infrastructure in today's dollars. It provides, on average, two hundred local jobs and puts millions of payroll dollars into the local economy. There is a good reason the general plan has kept Santana Drive industrial. The business park zoning is compatible with both the general industry and the resort project and the zoning should not be changed.

Sincerely,



Bruce Reuser  
President  
Reuser, Inc.

BR/dsr

Enclosures: Aerial photo of Santana Drive Industrial Center  
DVD of Santana Drive Traffic Flow

cc: Honorable Mayor and Members of the Cloverdale City Council  
Paul Cayler, City Manager, City of Cloverdale  
Cloverdale Chamber of Commerce





**DRAFT MINUTES  
MEETING OF THE PLANNING COMMISSION**

**TUESDAY, FEBRUARY 2, 2016**

**PUBLIC SESSION: 6:30 p.m.  
CLOVERDALE PERFORMING ARTS CENTER, 209 N. CLOVERDALE BLVD., CLOVERDALE, CA 95425**

**OPENING:**

- Call To Order: Chair Shanahan called the meeting to order at 6:30 p.m.
- Pledge Of Allegiance
- Roll Call: Present - Commissioner Halliday, Vice Chair Domke, Commissioner Enge, Alternate Commissioner Bovee, and Chair Shanahan
- Agenda Review (changes/deletions) None
- Declaration of Conflicts of Interest None

**PUBLIC COMMENT PERIOD:**

Chair Shanahan opened and closed the public comment period, as there was none.

**CONSENT CALENDAR:**

1. **Minutes Review:** January 5, 2016
2. **Request for a 12 month time extension (TM EXT 003-2016) of a previously approved Tentative Subdivision Map for the 221 Live Oak Drive Subdivision of 4.43 acres into 12 single-family residential lots ranging in size from 10,099 square-feet to 25,861 square-feet**

Commissioner Halliday recused himself from item #1, as he was not present at the January 5 meeting.

Item #1 – Minutes for January 5, 2016, were approved by a roll call vote (4-eyes – Domke, Enge, Bovee, Shanahan; 0-noes; 1-recuse – Halliday).

Item #2 of the Consent Calendar was unanimously approved by a roll call vote (5-eyes – Domke, Enge, Bovee, Halliday, Shanahan; 0-noes).

**NON-PUBLIC HEARING ITEMS:**

None.

**PUBLIC HEARING ITEMS:**

**3. Cloverdale Senior Multipurpose Center**

Applicant: Cloverdale Senior Multipurpose Center

Project Location: 311 North Main Street, Cloverdale (APN 001-162-005)

Project Description: Modification to an existing Conditional Use Permit (CUP MOD 001-2016) to expand the hours of operation for the Cloverdale Senior Multipurpose Center to 10 pm on some Friday and Saturday evenings, to allow up to 12 special events per year and to allow up to 12 special educational courses per year in addition to the normal operations of the Center

Environmental Categorically Exempt: Section 15301, CEQA Guidelines- Existing Facilities

Assessment:

Associate Planner Rafael Miranda presented the Staff Report for this item, stating this request is consistent with the General Plan and Zoning Ordinance, and recommended approval.

Chair Shanahan invited the Applicant to the podium to speak.

Bob Bialon, President of the Board of Directors at the Senior Center, stated this is seen by the Senior Center staff and board as a good benefit for both the Senior Center and the community and a way to reach out to the community from an educational and social standpoint. Mr. Bialon stated no negative comments were received when they reached out and spoke to the community and neighbors.

Chair Shanahan opened the public comment period for this item.

Mike Handy, Cloverdale, stated he is a next-door neighbor to the Senior Center and is opposed to the requested modification, as is another neighbor, who asked him to speak on her behalf. Mr. Handy gave a copy of his letter to the clerk (attached).

Toby Daly, Cloverdale, stated he lives across from the Senior Center and that it could be a problem if their hours were expanded.

Mark Thayer, Cloverdale, stated his support for the expanded hours and that he feels this will benefit all residents of Cloverdale.

Laurie Martin, Cloverdale, stated she lives across from the Senior Center and that there is inadequate parking for the Senior Center as it is. Ms. Martin stated people block her driveway and is concerned of the impact on the neighborhood.

Mr. Bialon stated the Board of Supervisors is very sensitive to parking issues and that the Senior Center will ask people to park elsewhere for special events, such as Cloverdale Boulevard, if this request is approved.

Laurie Martin, Cloverdale, stated that parking is a problem now and if people are not parking on the Boulevard now, she doesn't know why they would for a special event.

Interim City Planner Jerry Haag stated the Police Department could be called if vehicles are blocking driveways. Mr. Haag further stated the proposed additional use would be in the early evening hours when traffic is lighter and does not believe traffic would be worse than peak hour conditions.

Commissioner Enge stated her approval of facilitating communication to encourage parking on Cloverdale Boulevard and clarified that the approval of 12 events per year is what is being considered.

Commissioner Halliday asked how parking concerns will be addressed.

Mr. Bialon stated that when people propose an event at the Senior Center, the Senior Center will promote as much as possible the parking along Cloverdale Boulevard to relieve the congestion along Main Street. Mr. Bialon stated the blocking of driveways is abhorrent and supports the police being called should this occur.

Alternate Commissioner Bovee asked how many people would be anticipated at one of these events.

Mr. Bialon responded that 30-40 people could be anticipated for a special event such as a wedding or funeral and less than 20 for an educational event, with 10 being the usual number.

Vice Chair Domke asked Mr. Haag, in the event of complaints, could this issue come back before the Planning Commission for review of the Conditional Use Permit.

Interim City Planner Haag responded that this is a discretionary action that the City would be granting the Senior Center with conditions of approval that need to be abided by and, if they are not abiding by those conditions resulting in a major community impact on parking, traffic, noise, etc., a special meeting of the Planning Commission could be convened to review the Conditional Use Permit and appropriate action could be taken based on the findings.

Chair Shanahan asked if there are classes or events that cannot be accommodated because of the current hours of operation.

Mr. Bialon stated there were not and that their concern is for the additional hours for special events.

Laurie Martin, Cloverdale, stated she is concerned about property values and that parking problems are not being mitigated with the current hours of operations.

Chair Shanahan asked Ms. Martin if there is a problem when the pancake breakfasts are held, to which she stated there is a problem with the traffic being quite busy those days.

Vice Chair Domke stated the action being considered would not change those events and would extend the hours into the evening with much more quiet events. Ms. Martin responded that she would like those types of events limited.

Mr. Haag stated the City staff does not micromanage these events, to which Ms. Martin responded she is asking for parameters for what events would be allowed.

Mr. Bialon stated the special events are for the members of the Senior Center and will be required to be low-key events, so as to not cause problems for neighbors.

Bob Cox, Cloverdale, stated he is a former Planning Commissioner and a current member of the City Council and that both the City Council and the Planning Commission previously held their meetings at the Senior Center, which sometimes had 50 people in attendance, which did not impact neighbors at all.

Mike Handy, Cloverdale, stated the police have been called several times in the past year regarding members in commercial vehicles camping in front of their houses. Mr. Handy stated his opposition to this action and suggests the use of the Citrus Fair where there is plenty of free parking, the Grange Hall, or the community center at Clover Springs for these events.

Mark Thayer, Cloverdale, stated that he lives in Clover Springs where Clover Springs residents may rent the hall but there is no commercial kitchen. Mr. Thayer stated there is a kitchen but the residents cannot use it.

Chair Shanahan closed the public comment period.

Vice Chair Domke stated Applicant's sincerity and interest in working with the neighbors was heard. He further stated that the neighbors can contest an event if it is foreseen that there would be an exceptional amount of people. Mr. Domke added that there is room for dialogue as events are scheduled and suggested the Senior Center get event information to the neighbors.

Chair Shanahan stated that with the types of events discussed, he doesn't see a problem with the requested expansion of hours of operations for special events. Chair Shanahan requests the Senior Center to notify neighbors so they know what is scheduled in advance.

Chair Shanahan called for a motion for a resolution by title only.

Commissioner Halliday made the motion to recommend approval to the City Council, seconded by Commissioner Enge. The motion was passed unanimously (5-ayes, Halliday, Domke, Enge, Bovee, and Shanahan; 0-noes).

Interim City Planner Haag requested Staff to note that this is an action of the Planning Commission and it is final unless appealed to the City Council within ten calendar days. He further stated the modification to the Use Permit cannot be activated until the appeal period has elapsed.

**OTHER BUSINESS:**

**4. Commission Nominations:**

Nomination and Appointment of Planning Commission Chair for Calendar Year 2016 -

Nomination and Appointment of Planning Commission Vice-Chair for Calendar Year 2016

Nomination of Mike Shanahan for Planning Commission Chair for Calendar Year 2016 was made by Vice Chair Domke, and was seconded by Commissioner Halliday. The nomination passed (4-ayes – Domke, Halliday, Enge, Bovee; 0-noes; 1-abstain – Shanahan).

Nomination of Roy Domke for Planning Commission Vice Chair for Calendar Year 2016 was made by Commissioner Enge, and was seconded by Alternate Commissioner Bovee. The nomination passed (4-ayes – Halliday, Enge, Bovee, Shanahan; 0-noes; 1-abstain – Domke).

**5. Goal Setting Process:** Discussion regarding upcoming City goal setting and strategic planning

City Manager Paul Cayler stated the annual goal setting meeting would be held on Tuesday, March 1, at 5:00 p.m., at the Senior Center. Mr. Cayler stated there are goal statement forms available for the Planning Commission to complete if they have any particular actionable goals but only the Council votes. Mr. Cayler explained the process used to establish the top ten goals for the upcoming year.

Mr. Cayler thanked Jerry Haag, Interim City Planner, for filling in and stated he will be introducing the new Assistant City Manager/Community Development Director, David Kelley.

**PLANNER'S REPORT/COMMUNICATIONS:** The Planner's Report is a verbal report for informational purposes only.

**PLANNING COMMISSION DIRECTION TO STAFF:** Discussion ensued regarding future projects.

**ADJOURNMENT:** Chair Shanahan adjourned to the next meeting Tuesday, March 1, 2016, at 5:00 p.m., or alternate date as requested, at the Cloverdale Senior Center, 311 N. Main Street, Cloverdale, CA 95425.

February 2, 2016

Re: Senior Center 311 North Main Street

While we have had a pleasant and supportive relation with the Senior Center, we are opposed to the modifications of the existing use of the Center. The original charter for the Center was not in line with a residential neighborhood. The current City Zoning map shows the area as "Residential". While defined by City Code allowing "Public/quasi-public uses", I question the extended use of the facility when several other venues in City that are not located in, or adjacent to residential areas and single family structures exist. These venues may be more desirable for the type and hours that are being requested by the Senior Center.

Currently, traffic is heavy for a residential area because of the Senior Center, apartment buildings and commercial enterprises that are now in and adjacent to the area. On street parking is now at capacity because of the previous mentioned reasons. To add additional traffic and more vehicles parking in the area will only exacerbate the issue. The City took measures some time ago to limit traffic and parking on Cloverdale Boulevard. Should we not be afforded the same consideration? While noise has not been a concern since we have lived in the area, having any facility open until 10 PM could lend itself to problems. The clientele and management of the Center for the large part have been very congenial and considerate of the neighbors. There have been minor issues, such as animal feces being left by the owners in our yard, smoking under the oak trees during the dry season, trash and debris being left in the street and in our yard after events that have occurred. By expanding the use of the facility these issues may become very problematic.

Special events and other proceedings do currently take place at the Senior Center via approval by the City. At this time I do not believe it is in the best interest of community to change this policy.

If any further need for clarification or questions should arise, please feel free to contact us at any time.

Thank You,  
Michael & Debra Handy



307 North Main Street  
Cloverdale, Ca 95425-3335  
Phone # 707-303-6180



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<b>Meeting Date:</b>	April 5, 2016
<b>Applicant:</b>	Thompson Development Inc.
<b>Property Owner:</b>	P&K Property LLC / Paul Thompson
<b>Project Location:</b>	Approximately 42.62 acres at the north end of the existing Vista View Drive, which is currently an unpaved dirt road that ends prior to intersecting with North Cloverdale Boulevard  (APNs: 116-050-001, 116-060-012; -025; -027; -033; -063; -067; and 001-350-005; -038)
<b>Zoning Designation:</b>	Planned Development (P-D)
<b>General Plan Designation:</b>	Rural Residential (RR)
<b>Project Description:</b>	Request for a 17-month time extension (TM EXT 046-2015) of a previously approved Tentative Subdivision Map for a 19-lot single-family residential subdivision known as the Vista Oaks Subdivision (previously known as the Vista View Subdivision)
<b>Environmental Assessment:</b>	The Mitigated Negative Declaration adopted on September 14, 2005 for the Vista View Subdivision is the sufficient environmental document for the Preliminary Development Plan portion of this project, in accordance with the California Environmental Quality Act (CEQA)

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**A. Staff Recommendation**

That the Planning Commission, by resolution, approve a 17-month time extension (TM EXT 046-2015) to the Vista Oaks Tentative Subdivision Map (TSM), making September 5, 2017 the new expiration date for the TSM.

**B. Background**

**Existing Conditions**

The subject property project is situated in the northern area of the City of Cloverdale in close proximity to existing city limits. The project site encompasses portions of the western terminus of existing Vista View Drive, which is currently an unpaved dirt road that ends just prior to intersecting with North Cloverdale Boulevard across from the Hamburger Ranch restaurant at 31195 North Redwood Highway (North Cloverdale Boulevard). The 42.62 acre site is currently vacant and undeveloped.

Adjacent land uses are as follows:

- North: Residential – outside of City limits, unincorporated Sonoma County
- South: Residential – single-family residences
- East: Residential / Hwy 101 – outside of City limits, unincorporated Sonoma County
- West: Residential and Commercial – outside of City limits, unincorporated Sonoma County and Hamburger Ranch Restaurant located within City limits

## **Project History**

On August 3, 2005 the Planning Commission reviewed and recommended that the City Council approve a Tentative Subdivision Map (TSM), Rezone to Planned Development (P-D), and Preliminary Development Plan for a 19 lot single-family residential subdivision known as Vista View Subdivision. The Commission also recommended adoption of a Mitigated Negative Declaration prepared for the project for compliance with the California Environmental Quality Act. Subsequently, on September 14, 2005, the City Council approved the Tentative Subdivision Map, Preliminary Development Plan and adopted an Ordinance to Rezone the project site to Planned Development (P-D).

During the initial review for the subdivision, the Planning Commission and City Council reviewed and discussed issues such as landslide mitigation and the potential visual effects from the proposed development; the conditions of approval, and the associated Mitigated Negative Declaration, provided mitigation measures for both of those issues.

On April 5, 2006, the Planning Commission reviewed and recommended that the City Council approve a Precise Development Plan and Design Review of the precise locations and designs of 19 semi-custom single-family residences. Subsequently on May 10, 2006, the City Council approved the Precise Development Plan and Design Review applications. Although two separate one year time extensions were approved for the Design Review application, it ultimately expired on April 5, 2009. Similarly, the Precise Development Plan received a one year time extension along with the second Design Review time extension, but it also expired on April 5, 2009.

## **Tentative Map Time Extensions**

In accordance with the Subdivision Map Act, the Vista Oaks TSM was originally approved for a two (2) year period (2005-2007). The TSM was subsequently extended by the Planning Commission on two separate occasions, once for a period of 1 year (2007-2008) and subsequently for a period of seven months (September 2008-April 2009). Due to the recession, the State Legislature enacted legislation approving four separate automatic time extensions totaling seven years for Tentative Maps that had not already expired. The cumulative effect of these extensions result in a current expiration date of April 5, 2016 for the Tentative Map. Please see the table below which details the local and State legislative extensions granted to tentative maps which were codified in the Government Code (GC).

**Table 1 - Vista Oaks Tentative Subdivision Map Extension Timeframe**

<b><u>Action</u></b>	<b><u>Expiration Date</u></b>
Vista Oaks Tentative Map approved by City Council September 2005	September 2007
Planning Commission approved 7 month extension on September 5, 2007	April 2008
Planning Commission approved 12 month time extension on April 2, 2008	April 2009
SB 1185 provided for a 12 month automatic time extension (GC 66452.21)	April 2010
AB 333 provided for a 24 month automatic time extension (GC 66452.22)	April 2012
AB 208 provided for a 24 month automatic time extension (GC 66452.23)	April 2014
AB 116 provided for a 24 month automatic time extension (GC 66452.24)	April 2016

## **C. Analysis**

### **Project Description**

In order to reactivate the expired permits and keep the Tentative Map active, the applicants submitted an application for Precise Development Plan, Design Review, General Plan Amendment and Tentative Subdivision Map Time Extension on November 23, 2015.

However, because of the approaching expiration date for the Tentative Map, and due to the amount of time it will take to process a General Plan amendment, the applicants are requesting that a time extension be processed now. The applicants would subsequently seek the other required entitlements from the City of Cloverdale including a General Plan Amendment, Precise Development Plan and Design Review applications.

### **Time Extension**

The applicant is requesting approval of a 17-month time extension to the Vista Oaks TSM. The requested time extension would extend the TSM expiration date to September 5, 2017. This extension is permitted by Government Code 66452.6 (e) which allows a map to be extended for a period or periods not exceeding a total of six years, not including the time extensions enacted by the State Legislature.

The State Subdivision Map Act (Government Code Section 66452.6) allows the legislative body (in this case the Planning Commission) to grant tentative map time extensions for periods of time not exceeding six (6) years. Likewise, the Cloverdale Subdivision Ordinance (Municipal Code Section 17.04.110) allows the Planning Commission to grant extensions to tentative maps in excess of 12 months.

In terms of the actual number of extensions that may be granted, Section 18.03.020.I of the Zoning Ordinance limits the number of time extension to two 12-month extensions for entitlements that are not subject to the Subdivision Map Act. However, there is no limit to the number of time extensions that may be granted for entitlements that are subject to the Subdivision Map Act (such as this application).

With the Planning Commission granting a seven month time extension to the Tentative Map on September 5, 2007 and a 12-month time extension on April 2, 2008, there have been a total of 19-months granted between two separate time extensions for the TSM. If approved, the request for an extension of the TSM for an additional 17-months would bring the total extension timeframe to 36-months, which is less than the six years total allowed by the State Subdivision Map Act.

In addition to the reasons mentioned above, the time extension is also being requested because the property owner are currently working towards completion of the Vista Oaks Subdivision Improvement Plans. Finally, the applicant has requested extension of the TSM in order to maintain the long term financing for the project.

### **General Plan and Zoning Consistency**

In 2009, in separate actions not associated with this project, the City of Cloverdale performed a citywide comprehensive General Plan Update wherein the subject property's land use designation was changed from Low Density Residential (LDR) to Rural Residential (RR). With the change in the General Plan land use designation came a change in the allowable density for the property from 1-30 acres per dwelling unit to 1 dwelling unit per 5 acres.

Although the change in the General Plan land use designation on the subject property caused the TSM to become inconsistent with the current General Plan, recent case law provides that after a map has been approved, an extension request cannot be made contingent upon compliance with ordinances

adopted after the date of the original approval, and that the only issue before the body granting the extension is time and time only (El Patio v Permanent Rent Control Board). Furthermore, in Bodega Bay Concerned Citizens v. County of Sonoma, the court held that once a tentative map is approved, the jurisdictions discretion to deny an extension of the map is limited, and involves only a determination of the length of time to be granted.

On the basis of this information, staff finds that the determination of consistency with the General Plan as well as the Zoning Ordinance and the Vista Oaks Tentative Subdivision Map made by the City Council and Planning Commission in 2005 remains valid and no further determination is required.

### **Environmental Determination**

Additional environmental review for the extension of the TSM is not required pursuant to Section 15162 of the California Environmental Quality Act. A Mitigated Negative Declaration was previously adopted for the project and the project does not propose substantial changes that will result in a major revision of the previously adopted Mitigated Negative Declaration. The project does not propose new significant changes to the environment that was not analyzed in the Mitigated Negative Declaration adopted on September 14, 2005, including the areas of air quality, aesthetics and biological resources. Therefore, no further environmental documentation is required for extension of the TSM.

### **Public Notice**

A public notice was not sent for this application because the Cloverdale Municipal Code does not require a public hearing in order to approve a request for a time extension to a previously approved tentative map. The reason for this is because the original approval of the tentative map required a public hearing for which public notices were mailed to all property owners within 300 feet of the project site. Therefore the necessity for a public hearing was satisfied on September 14, 2005, when the City Council approved the Tentative Map at a properly noticed public hearing.

Once the applicants move forward with the General Plan Amendment and Precise Development Plan entitlements, public notices will be sent out and/or publicly posted in accordance with Section 18.03.050 of the Zoning Ordinance.

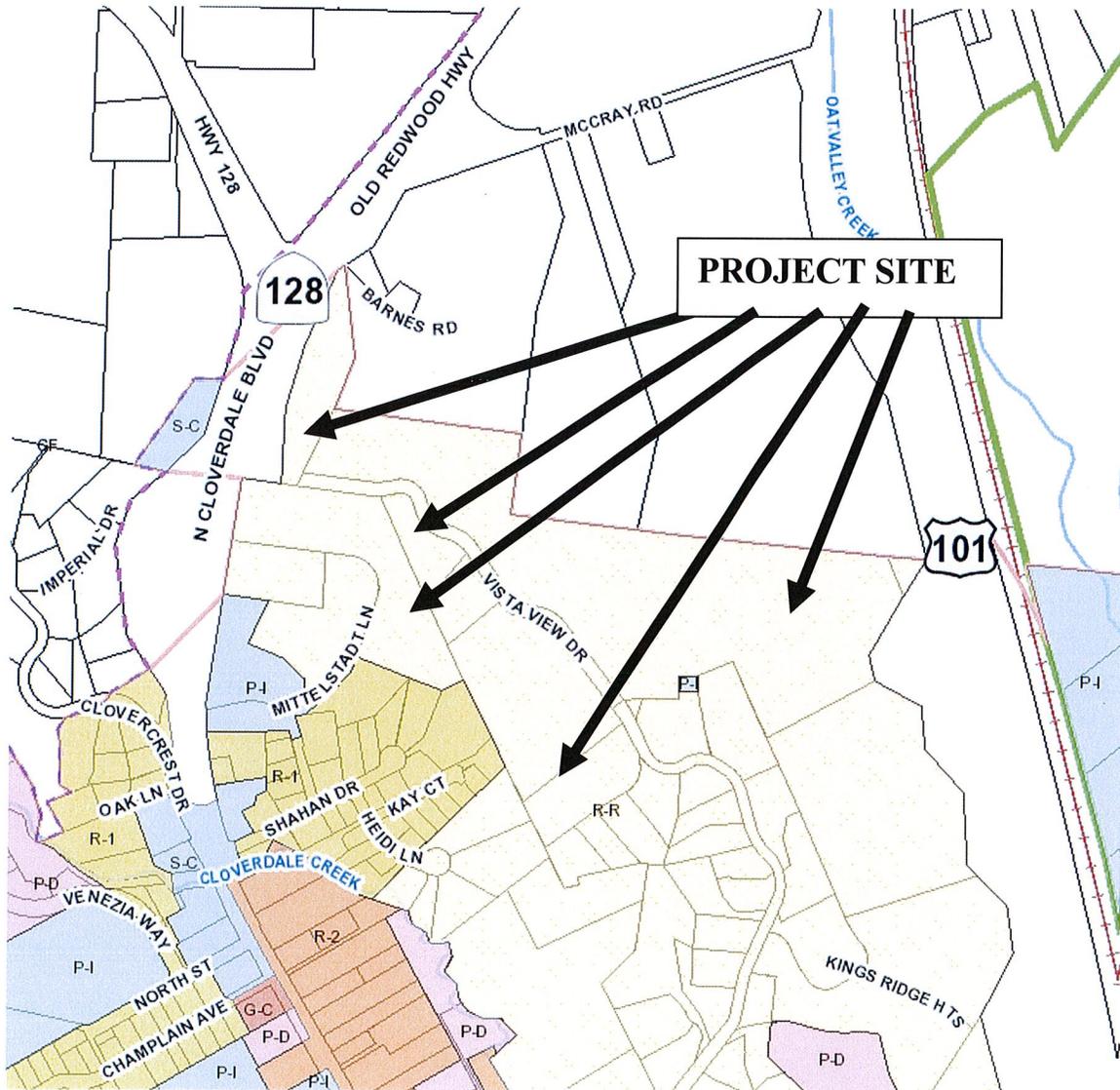
### **D. Staff Recommendation**

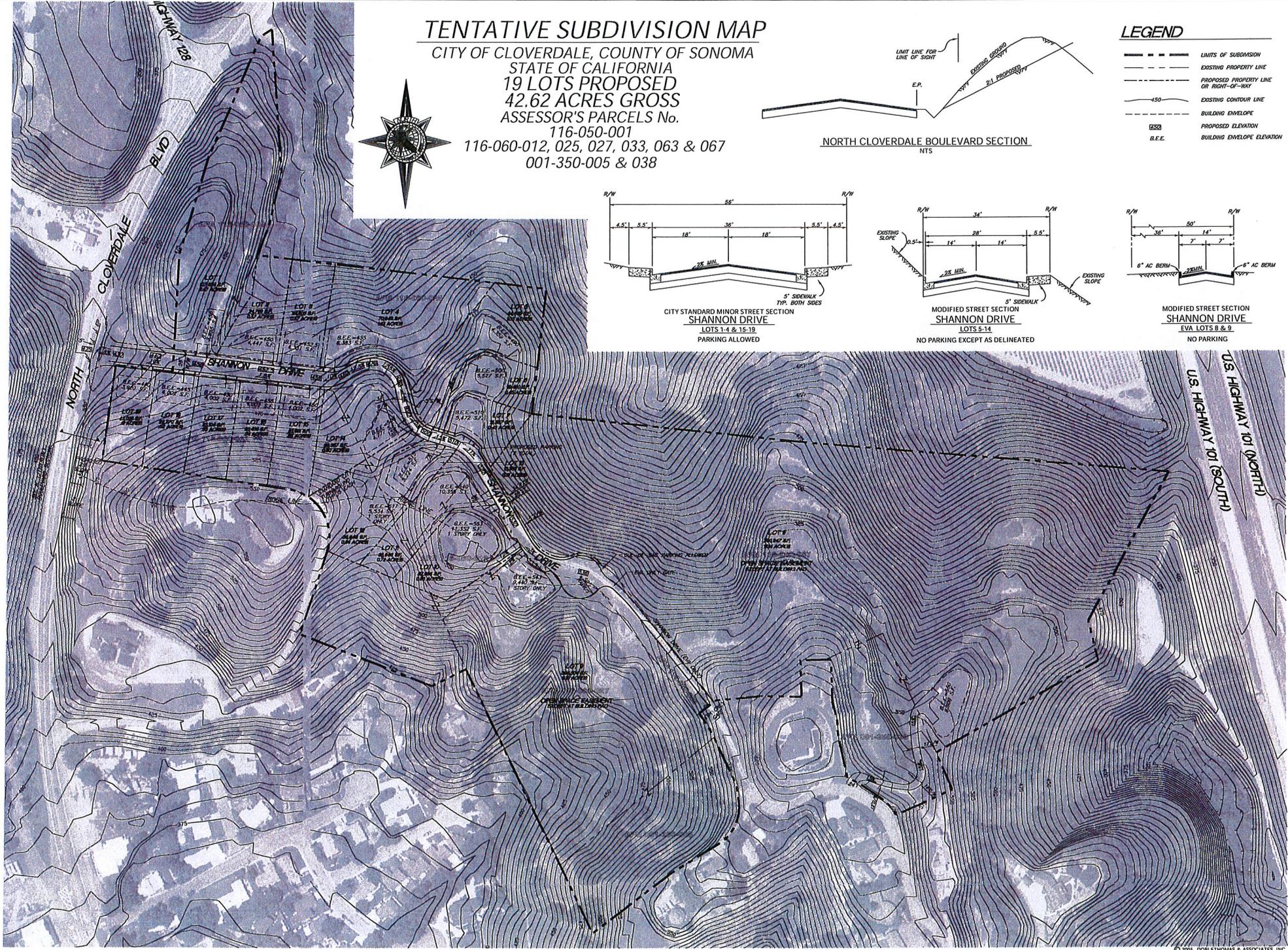
Staff recommends that the Planning Commission adopt the attached resolution approving a 17-month Time Extension to the Vista Oaks Tentative Subdivision Map, making September 5, 2017 the new expiration date for the map. This recommendation is based on the fact that the applicant is currently working towards completion of the Vista Oaks Subdivision Improvement Plans, as well as to maintain the long term financing for the project.

### **Attachments**

1. Location Map/City Zoning Map
2. Tentative Map approved on September 14, 2005
3. Draft resolution

**ATTACHMENT 1**  
Location Map/City Zoning Map





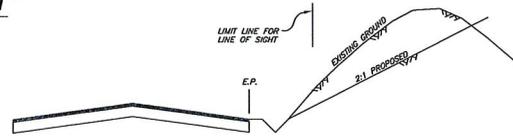
# TENTATIVE SUBDIVISION MAP

CITY OF CLOVERDALE, COUNTY OF SONOMA  
STATE OF CALIFORNIA

19 LOTS PROPOSED  
42.62 ACRES GROSS

ASSESSOR'S PARCELS No.  
116-050-001

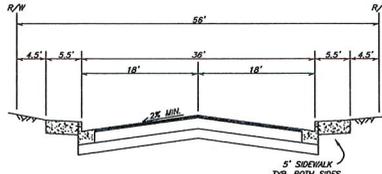
116-060-012, 025, 027, 033, 063 & 067  
001-350-005 & 038



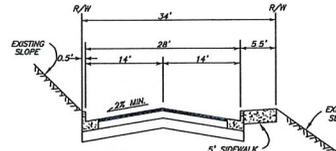
NORTH CLOVERDALE BOULEVARD SECTION  
NTS

## LEGEND

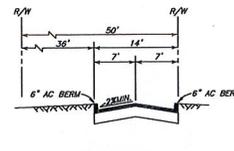
- LIMITS OF SUBDIVISION
- - - EXISTING PROPERTY LINE
- - - PROPOSED PROPERTY LINE OR RIGHT-OF-WAY
- 450 EXISTING CONTOUR LINE
- - - BUILDING ENVELOPE
- PROPOSED ELEVATION
- B.E.E. BUILDING ENVELOPE ELEVATION



CITY STANDARD MINOR STREET SECTION  
SHANNON DRIVE  
LOTS 1-4 & 15-19  
PARKING ALLOWED



MODIFIED STREET SECTION  
SHANNON DRIVE  
LOTS 5-14  
NO PARKING EXCEPT AS DELINEATED



MODIFIED STREET SECTION  
SHANNON DRIVE  
EVA LOTS 8 & 9  
NO PARKING

INITIAL DRAWING DATE:	7 JULY, 2005
APPROVED:	
DATE:	
DESCRIPTION:	
No.	

PREPARED FOR:  
**WEST BAY BUILDERS**  
ATTN: EVE WEIGLER  
250 BEL MARIN KEYS BLVD., BLDG. A  
NOVATO, CA 94949  
(415) 456-8972

PROJECT DESCRIPTION:  
TENTATIVE SUBDIVISION MAP  
SHANNON DRIVE

SHEET DESCRIPTION:  
TENTATIVE SUBDIVISION MAP  
PARKING AND DRAINAGE PLAN

PREPARED UNDER THE SUPERVISION OF:  
**Doble Thomas & Associates, Inc.**  
1000 SERRANO AVENUE, SUITE 200  
CLOVERDALE, CALIFORNIA 95923  
BRANCH OFFICE IN YUBA AND COLUSA COUNTIES

BRADLEY A. THOMAS, PLS 55220  
MY LICENSE EXPIRES 30 SEPT. 2008

DATE: \_\_\_\_\_

SCALE: 1"=100'

DRAWN BY: VR/ED

CHECKED BY: BAT

FILE No.: 2004-075

SHEET No. 1 OF 2



**FILE COPY**

JUL - 8 2005

Approved as to final form by  
Cloverdale Planning Commission  
Reso 2005 8-3-05



**CITY OF CLOVERDALE  
PLANNING COMMISSION  
RESOLUTION NO. 07-2016**

**A RESOLUTION OF THE CITY OF CLOVERDALE PLANNING COMMISSION APPROVING A 17-MONTH TIME EXTENSION TO THE VISTA OAKS TENTATIVE SUBDIVISION MAP LOCATED ON APPROXIMATELY 42.62 ACRES AT THE NORTH END OF THE EXISTING VISTA VIEW DRIVE, WHICH IS CURRENTLY AN UNPAVED DIRT ROAD THAT ENDS JUST PRIOR TO INTERSECTING WITH NORTH CLOVERDALE BOULEVARD (APNs 116-060-012, 025, 027, 033, 063, 067 and 001-350-005, 038)**

**WHEREAS**, an application for a 17-month Time Extension (TM EXT 046-2015) to the previously approved Vista Oaks Tentative Subdivision Map, which consists of the subdivision of approximately 42.62 acres into 19 single-family residential lots, two of which include a total of approximately 27 acres of permanent, private open space, while the remaining lots will range in size from 18,567 square-feet to 107,654 square-feet, located at the end of existing Vista View Drive, which is currently an unpaved dirt road that ends just prior to intersecting with North Cloverdale Boulevard approximately across the street from the Hamburger Ranch restaurant at 31195 North Redwood Highway (North Cloverdale Boulevard); and

**WHEREAS**, the site was designated Low Density Residential (LDR) on the City's General Plan Land Use Map when the Tentative Map was approved by the City Council in 2005, which proposed a density (2.25 dwelling units per acre) consistent with the maximum density allowed for the project site by the LDR at the time; and

**WHEREAS**, the site was rezoned to the Planned Development (P-D) Zoning District through the adoption of Ordinance No. 634-2005 by the Cloverdale City Council on September 28, 2005, and the project to extend the approved Tentative Map is consistent with the (P-D) Zoning District adopted for the project, which allows for the subdivision of the approximately 42.62 acres into 19 single-family residential lots; and

**WHEREAS**, the City Council approved a Tentative Subdivision Map application for the Vista Oaks Subdivision on September 14, 2005; and

**WHEREAS**, Cloverdale Municipal Code Section 17.04.110 allows time extensions to approved Tentative Subdivision Maps; and

**WHEREAS**, the requested time extension was considered at a public meeting of the Cloverdale Planning Commission on April 5, 2016, for the purpose of reviewing the application proposing a 17-month Time Extension to the previously approved Vista Oaks Tentative Subdivision Map and considered all written and verbal communication, including the staff report; and

**WHEREAS**, the applicant and members of the public were present to speak on this matter; and

**WHEREAS**, the Planning Commission finds that the Mitigated Negative Declaration approved for the project on September 14, 2005, remains the adequate document for CEQA compliance; and

**WHEREAS**, the Planning Commission has determined that all the following findings required for the Time Extension by Section 18.03.020.I have been met. Based on the application

information and the information contained in the staff report, the following findings have been made:

1. The permit holder has documented good faith effort to commence work or use.

*Since November 2015, the applicants have been working with staff in an effort to determine the most efficient way to move this project forward and maintain compliance with City regulations as well as keep the Tentative Map active. In order to reactivate the expired permits and keep the Tentative Map active, the applicants submitted an application for Precise Development Plan, Design Review, General Plan Amendment and Tentative Subdivision Map Time Extension. In addition to working on completing these applications, the applicants are also working on completing the Improvement Plans for the Vista Oaks Subdivision, which were in the third stage of plan review with the City at the time that the Precise Development Plan and Design Review entitlements for the project expired.*

2. It is in the best interest of the City to grant the extension.

*The proposed improvements have been designed and located to meet the residential design standards of the Zoning Ordinance and Residential Design Guidelines, are compatible with the Planned Development (P-D) Zoning District adopted for the project, and are in keeping with the rural residential character of the project site. The improvements are compatible with the lumber mill use to the north, as the houses on those lots adjoining the mill would be located as far to the south as possible, as well as with the existing residential uses to the south, east and west.*

*While the General Plan contains Goals, Policies and Implementation Measures directed to reduce the visibility, grading and tree removal impacts on development above the 400-foot elevation level, the project would include development above 400 feet. In light of these standards, the project was designed with most of the development being clustered on the lower elevations of the project site. Although, four of the proposed development sites are at higher elevations, two of these sites support large areas of visible open space, and development on the open space area would be limited by deed restriction. The clustered housing, access road and driveways would have some grading and tree removal impacts, however, these impacts are considered acceptable in exchange for the large areas of visual open space within the project site.*

3. There is no substantial changes to the project or the circumstances under which the project is undertaken and no new information of substantial importance that would require further environmental review pursuant to CEQA.

*The applicants are proposing to develop the project in compliance with the approved Tentative Map and in accordance with the conditions of approval and mitigation measures contained in the Mitigated Negative Declaration adopted for the project on September 14, 2005. The proposed General Plan Amendment will require environmental review, which will be completed along with the Commission's review of the General Plan Amendment, Design Review and Precise Development Plan applications.*

**NOW, THEREFORE BE IT RESOLVED** the above recitals are true and correct and incorporated herein by reference; and

**NOW, THEREFORE BE IT FURTHER RESOLVED** that the Planning Commission of the City of Cloverdale does hereby grant a 17-month Time Extension (TM EXT 046-2015) to the Vista Oaks Tentative Subdivision Map, making September 5, 2017 the new expiration date for the map,

which consists the subdivision of approximately 42.62 acres into 19 single-family residential lots, located at the end of existing Vista View Drive, which is currently an unpaved dirt road that ends just prior to intersecting with North Cloverdale Boulevard approximately across the street from the Hamburger Ranch restaurant at 31195 North Redwood Highway (North Cloverdale Boulevard), subject to the Conditions of Approval listed below:

CONDITIONS OF APPROVAL

17-MONTH TIME EXTENSION TO THE VISTA OAKS TENTATIVE SUBDIVISION MAP

(APNs 116-060-012, 025, 027, 033, 063, 067 and 001-350-005, 038)

**Planning:**

1. A 17-month Time Extension to the previously approved Vista Oaks Tentative Subdivision Map (formerly known as the Vista View Subdivision) is granted. The new expiration date for the Tentative Subdivision Map is September 5, 2017. Any deviation from the conditions of approval requires Community Development Department or Planning Commission approval.
2. This approval is subject to appeal within 10 consecutive days from the date of approval.
3. All conditions of this Time Extension to the existing Tentative Subdivision Map are necessary to protect the general health, safety and welfare, and to minimize or eliminate adverse environmental effects of the project. If any condition of this permit is held to be invalid by a court, then the entire permit shall be invalid. The Planning Commission specifically declares that it would not have issued this permit unless all of the conditions herein are held as valid.
4. The applicants shall complete the General Plan amendment process, including environmental review under CEQA, prior to recordation of the Final Map or September 5, 2017, whichever comes first, along with the Precise Development Plan and Design Review applications.
5. All previous conditions of approval shall continue to apply.

\*\*\*\*\*

Resolution No. 007-2016 was duly adopted on this the 5<sup>th</sup> day of April 2016, by the following roll call vote: ( -ayes, -noes)

AYES in favor of:

NOES:

ABSTAIN:

ABSENT:

Approved:

Attested:

\_\_\_\_\_  
Mike Shanahan, Chair

\_\_\_\_\_  
Linda Moore, Deputy City Clerk