



PLANNING COMMISSION

MEETING AGENDA

Tuesday, July 7, 2020

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 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.***

PLEASE NOTE

In order to minimize the spread of the COVID 19 virus, this Regular Meeting will be conducted pursuant to the provisions of the Governor's Executive Order N-29-20. Some or all members of the City Planning Commission will be participating in the meeting remotely via teleconferencing or other electronic means consistent with Executive Order N-29-20, which suspended certain requirements of the Brown Act. Please refer to the end of the agenda for instructions related to public comment and attending the meeting.

ADDRESSING THE CITY COUNCIL/PUBLIC COMMENT:

For this meeting Public Comments may be made in person or through the use of Zoom. Emailed comments will become part of the record and viewable online and in the City Clerk's Office. Please refer to the end of the agenda for further instruction. Per direction provided by the Sonoma County Health Officer, a facial covering is required to be worn in all City facilities.

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 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.

VIEWING OF MEETING:

Please refer to the end of the agenda for instructions on how to view the meeting online and provide public comment using Zoom: <https://bit.ly/2NRxeko>. Zoom Instructions: <https://bit.ly/2A8Mx4M>

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:

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. Public Comments may be made in person or through Zoom at: <https://bit.ly/2NRxeko>. Emailed comments will become part of the record and viewable online and in the City Clerk’s Office.

CONSENT CALENDAR:

1. **Minutes Review:** Special Meeting of Regular Meeting of June 24, 2020 – [view document](#)

PUBLIC HEARING ITEMS: (Continued from June 24, 2020)

2. **Proposed Initial Study and Mitigated Negative Declaration to Construct the Baumgardner Ranch Project Totaling 305 Units, Related Improvements and Precise Development Plan on the 28.42-acre Project Site and Related Site at 28195 & 28193 Old Redwood Highway**

Applicant: Virginia Neat & Robert Baumgardner/Integrated Community Development
Project Location: 28195 & 28193 Old Redwood Highway
(APN 117-040-053 & -084)

Project Description: Precise Development Plan of Baumgardner Ranch property involving Major Design Review, Pre-Zoning/Annexation, General Plan Amendment and Tentative Map. The project proposes to construct 305 dwelling units on the 28.42-acre project site. Approximately 8.52-acres would be dedicated to the City as an open space.

Environmental Assessment: Initial Study/Mitigated Negative Declaration (IS/MND) is recommended for adoption by the City Council with the finding that mitigation measures included in the IS/MND would reduce all potentially significant impacts to a less-than-significant level.

Recommendation: That the Planning Commission adopt:

- a. A Resolution recommending to the City Council adoption of an Initial Study and Mitigated Negative Declaration to construct the Baumgardner Ranch project totaling 305 units and related improvements on the 28.42-acre project site and related site at 28195 & 28193 Old Redwood Highway; and
- b. A Resolution recommending approval to the City Council of a Precise Development Plan of Baumgardner Ranch property involving Major Design Review, Pre-Zoning/Annexation, General Plan Amendment and Tentative Map (PD GPA ANNEX TM 030-2019), subject to the recommended conditions of approval included therein.

Links to Agenda Item No. 2

Documents:

Staff Report (p. 9-20)	Attachment 1 – Resolution and Exhibits 1a and 1b – Part 1 (p. 21-85)	Attachment 1 – Resolution and Exhibits 1a and 1b – Part 2 (p. 86-150)	Attachment 1 – Resolution and Exhibits 1a and 1b – Part 3 (p. 151-216)
Attachment 1c Final ISMND (p. 217-268)	Attachment 2 Resolution with Exhibits 2a, 2b, and 2c (p. 269-300)	Attachment 3, 4a, 4b Location Site Map, Vesting Map, Civil Improvement (p. 301-320)	Attachment 4c.1 Arch Plans and Rowhouses Part-1 (p. 321-346)
Attachment 4c. 2 Arch Plans and Rowhouses Part-2 (p. 347-379)	Attachment 4d, 4e, 4f 3D Simulation Rowhouses and Apartments (p. 380-386)	Attachment 4g, 4h, 5a, 5b, 5c, 3D Simulations and Landscape Plans (p. 387-403)	Attachments 6, 7, 8 and 9 General Plan Map, Density Bonus Request Letter, Proposal Statement, Fiscal Impact Analysis (p. 404-458)
Attachments 10 and 11 - Communications Received, Copies of Presentation from Meeting of 06-23-2020, and Integrated Community Development Response to PC Questions (p. 459-528)		Additional Comments from W. Wagy (07/06/20)	

NON-PUBLIC HEARING ITEMS: None.

OTHER BUSINESS: None

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

PLANNING COMMISSION DIRECTION TO STAFF:

ADJOURNMENT: Adjourn to the next meeting Tuesday, August 4, 2020, 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) 894-1712.

PLEASE NOTE: IMPORTANT NOTICE REGARDING THIS MEETING This Meeting will be conducted pursuant to the provisions of the Governor’s Executive Order N-29-20, which suspended certain requirements of the Brown Act. In order to minimize the spread of the COVID 19 virus, if you wish to participate in the meeting please do the following

Meeting Attendance is welcome either in-person or through the use of Zoom at: <https://bit.ly/2NRxeko>
Webinar ID: **896 9813 5164**/ Password: **412946**

Zoom Attendees will be muted until they are called upon for Public Comment. To make a public comment, use the “raise hand” 🙋 icon on your smart device or desktop computer, or dial *9 if you are using just your telephone. Please listen carefully for the Chair or City Clerk to address you by name (or phone number) and for the audible Zoom notification that you have been unmuted. Once you begin your public comment, your three (3) minutes will begin. Zoom Instructions: <https://bit.ly/2A8Mx4M>

If you would prefer to submit public comment in writing, please email your comments to iwerby@ci.cloverdale.ca.us. If you are commenting on a specific agenda item or items, please state the agenda item number(s) in the subject line of the email. All comments received via email will be provided to the Subcommittee in writing and included as a part of the record of the meeting. The City of Cloverdale thanks you in advance for taking all precautions to prevent spreading the COVID 19 virus.

CERTIFICATION I, Irene Camacho-Werby, 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 2nd day of July 2020, at or before 6:30 p.m.