



## AGENDA

**Subcommittee:** Planning & Community Development Committee  
**Meeting Date:** Tuesday, August 24, 2016  
**Meeting Time:** 4:00 p.m.  
**Meeting Location:** Cloverdale City Hall Conference Room  
124 N. Cloverdale Blvd., Cloverdale

**Subcommittee Members:** Council Member Gus Wolter      Asst. City Manager/CDD David Kelley  
Mayor MaryAnn Brigham      City Manager Paul Cayler

1. **Call to Order:**
2. **Communications:** Committee may discuss at this time written communications sent to Committee members since the last Subcommittee meeting.
3. **Public Comments:** Members of the public may comment on any item on this agenda at the time the subcommittee considers that item. Members of the public are also free to comment on items not on this agenda. Such comments should occur at this time. Please limit comments to three minutes.
4. **Approval of Minutes:** June 21, 2016
5. **Current Items for Discussion:**
  - a. Discuss Alexander Valley Health Care Proposed Development Scheme for Thyme Square Property – Kelley
  - b. Annual Housing Element Progress Report – Kelley
  - c. Review fee structure for Appeals to the City Council - Wolter
  - d. Discussion of City Council assumption of Planning Commission items - Wolter
6. **Information Only Items**
7. **Pending Items**
8. **Future Agenda Items (schedule may change):**
  - a. Affordable Housing and Citywide rent control
9. **Good of the Order**
10. **Adjournment:** Adjourn to Tuesday, October 18, 2016, at 4:00 p.m. or alternate date as requested.

**CERTIFICATION** – Pursuant to Government Code § 54954.2, the agenda for this meeting was properly posted on August 18, 2016.



**DRAFT MINUTES**

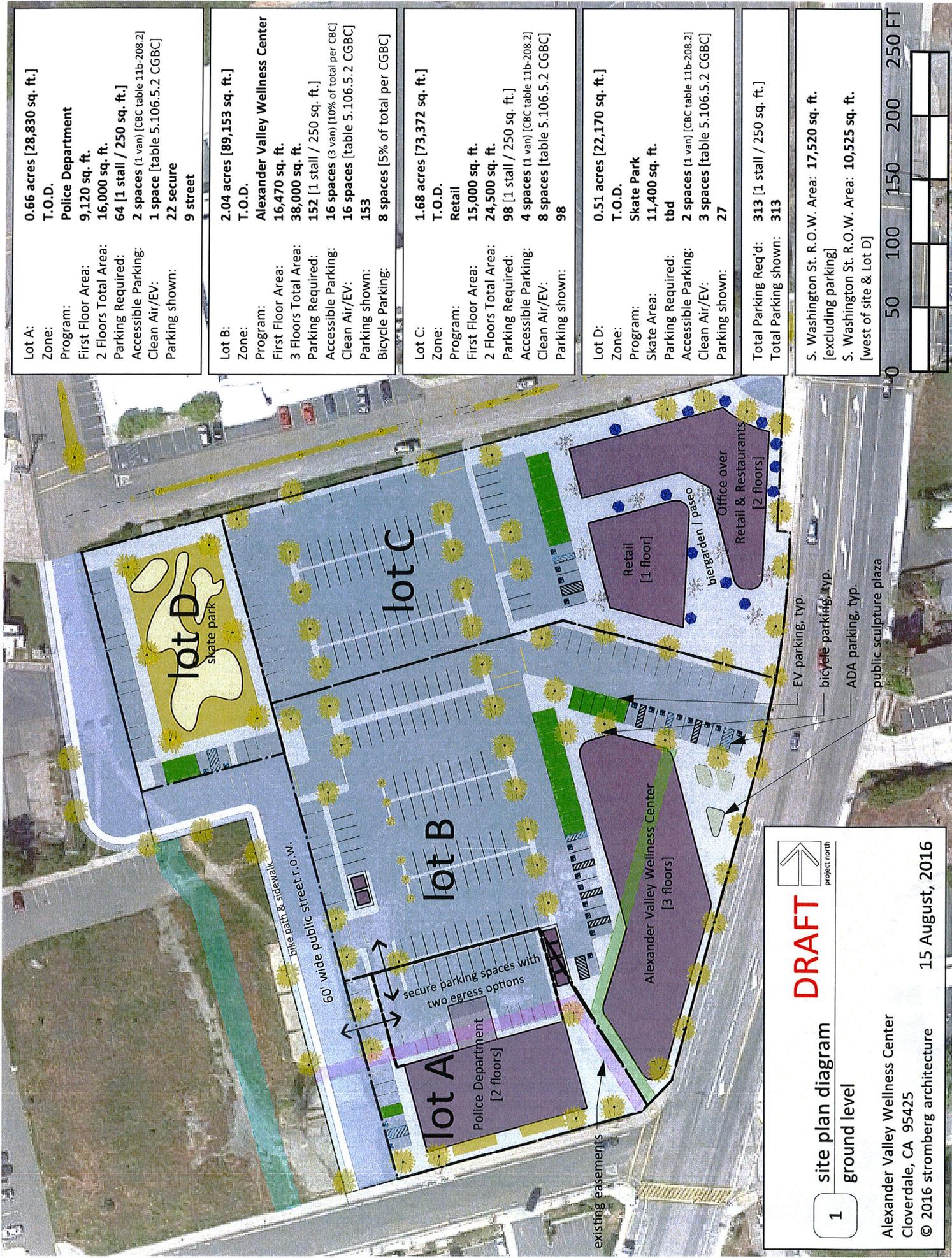
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Mayor MaryAnn Brigham City Manager Paul Cayler

1. **Call to Order:** Vice Chair, Mayor Brigham called the meeting to order at 4:00 p.m. Present: Vice Chair, Mayor MaryAnn Brigham, ACM/CDD David Kelley, and City Manager Paul Cayler. Absent: Chair, Council Member Gus Wolter.
2. **Communications:** None
3. **Public Comments:** None
4. **Approval of Minutes:** The minutes from April 19, 2016, were approved.
5. **Current Items for Discussion:**
  - a. Redwood trees on Foothill Boulevard near Laurel Court – Mr. Cayler distributed a packet (attached), gave a brief history, and made the recommendation that the trees be removed. The subcommittee recommended bringing this issue before the City Council.
  - b. Discussion of Development Impact Fees – Mr. Kelley presented this item stating that, in working to development a fee credit agreement with Cloverdale Natural Foods, City attorneys advised that, based on fee resolutions, most of the impact fees do not apply to tenant improvements. Discussion ensued. The subcommittee recommended bringing forward to City Council for their approval a plan to impose water and wastewater fees only.
  - c. Proposal for establishing Inclusionary Housing In-Lieu Fee – Mr. Kelley presented this item, giving a brief history, and advised of a new approach involving going through a nexus study analysis to establish a nexus fee, which could be applied to both rental and ownership housing. Mr. Kelley presented the option of updating in-lieu fees for “for-sale” units only now and establishing an in-lieu program for rentals using the nexus-based approach as phase two. Discussion was carried out. The subcommittee recommended moving forward with the first phase of the study, then bringing forward to City Council approval of the second phase of the study.
6. **Information Only Items:** None
7. **Pending Items:** None
8. **Future Agenda Items (schedule may change):**
  - a. Affordable Housing and Citywide rent control
9. **Good of the Order:** None
10. **Adjournment:** Vice Chair, Mayor Brigham adjourned the meeting at 4:50 p.m., to Tuesday, August 16, 2016, at 4:00 p.m. or alternate date as requested.

## Design Goals:

- I. Expand upon the ideas shown in "Scheme One" presented to City Council by Collaborative Design Architects, Inc. on March 22, 2016.
  - a. Provide for the extension of South Washington Street through to Healdsburg Avenue along west edge of site.
    1. 60' wide public street R.O.W.
    2. Sidewalk on both sides of the street.
    3. 6' wide bicycle path along west side of street.
    4. Integrate designated parking into the R.O.W.
  - b. Provide open spaces for sculpture plazas & pedestrian paseos.
    1. Activate spaces between buildings with vibrant pedestrian oriented activities.
    2. Re-align Alexander Valley Wellness Center [AVWC] for a more dynamic frontage along Cloverdale Blvd.
    3. Sculpture plaza in front of AVWC reduces building mass along the street.
    4. Acknowledge potential for Retail buildings to serve as a new southern node to the downtown core.
  - c. Acknowledge existing easements
    1. Ownership of "Gardens at Thyme Square" and "Family Apartments" have agreed to allow relocation of private storm drain easement pending review of final design. [may no longer be necessary]
    2. Sewer easement could be abandoned entirely.
  - d. Plan Diagram includes adequate space for the following users:
    1. Cloverdale Police Department ≈ 16,000 sq. ft.
    2. Alexander Valley Wellness Center ≈ 38,000 sq. ft.
    3. Restaurant, Retail, Office ≈ 24,500 sq. ft.
    4. Skate Park ≈ 11,400 sq. ft.
  - e. Parking layout was redesigned to more adequately address circulation and space allocation relative to proposed lot split.



**Lot A:**  
 0.66 acres [28,830 sq. ft.]  
 Zone: T.O.D.  
 Program: Police Department  
 First Floor Area: 9,120 sq. ft.  
 2 Floors Total Area: 16,000 sq. ft.  
 Parking Required: 64 [1 stall / 250 sq. ft.]  
 Accessible Parking: 2 spaces (1 van) [CBC table 11b-208.2]  
 Clean Air/EV: 1 space [table 5.106.5.2 CGBC]  
 Parking shown: 22 secure  
 9 street

**Lot B:**  
 2.04 acres [89,153 sq. ft.]  
 Zone: T.O.D.  
 Program: Alexander Valley Wellness Center  
 First Floor Area: 16,470 sq. ft.  
 3 Floors Total Area: 38,000 sq. ft.  
 Parking Required: 152 [1 stall / 250 sq. ft.]  
 Accessible Parking: 16 spaces (3 van) [10% of total per CBC]  
 Clean Air/EV: 16 spaces [table 5.106.5.2 CGBC]  
 Parking shown: 153  
 Bicycle Parking: 8 spaces [5% of total per CGBC]

**Lot C:**  
 1.68 acres [73,372 sq. ft.]  
 Zone: T.O.D.  
 Program: Retail  
 First Floor Area: 15,000 sq. ft.  
 2 Floors Total Area: 24,500 sq. ft.  
 Parking Required: 98 [1 stall / 250 sq. ft.]  
 Accessible Parking: 4 spaces (1 van) [CBC table 11b-208.2]  
 Clean Air/EV: 8 spaces [table 5.106.5.2 CGBC]  
 Parking shown: 98

**Lot D:**  
 0.51 acres [22,170 sq. ft.]  
 Zone: T.O.D.  
 Program: Skate Park  
 Skate Area: 11,400 sq. ft.  
 Parking Required: tbd  
 Accessible Parking: 2 spaces (1 van) [CBC table 11b-208.2]  
 Clean Air/EV: 3 spaces [table 5.106.5.2 CGBC]  
 Parking shown: 27

Total Parking Req'd: 313 [1 stall / 250 sq. ft.]  
 Total Parking shown: 313

S. Washington St. R.O.W. Area: 17,520 sq. ft. [excluding parking]  
 S. Washington St. R.O.W. Area: 10,525 sq. ft. [west of site & Lot D]



**1**

**site plan diagram**  
ground level

**DRAFT**

project north

Alexander Valley Wellness Center  
Cloverdale, CA 95425  
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15 August, 2016

## Thyme Square Site:

1. Bound by Healdsburg Avenue, Cloverdale Blvd., Citrus Fair Entrance and South Washington Street
2. Site area  $\approx$  5.3 acres

