

**MINUTES
MEETING OF THE PLANNING COMMISSION**

TUESDAY, MAY 3, 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: Commissioner Halliday, Commissioner Enge, Commissioner Bialon, Vice Chair Domke, Chair Shanahan, Alternate Commissioner Bovee, Alternate Commissioner Turner were present.
- Agenda Review (changes/deletions): Assistant City Manager Kelley distributed two additional emails to the Commission that were received after the agenda packet was published, stating that Associate Planner Miranda would be discussing these correspondences latter in the meeting. The two documents are attached. Mr. Kelley also provided a memo from staff identifying some recommended changes in the conditions of approval (attached).
- Declaration of Conflicts of Interest: None

PUBLIC COMMENT PERIOD:

None

CONSENT CALENDAR:

1. **Minutes Review:** April 5, 2016

Action: Motion was made by Commissioner Halliday and seconded by Commissioner Enge to approve the consent calendar. The motion passed by roll call vote: (5 ayes – Commissioner Halliday, Vice Chair Domke, Commissioner Enge, Commissioner Bialon, and Chair Shanahan; 0-noes).

NON-PUBLIC HEARING ITEMS:

None

PUBLIC HEARING ITEMS:

2. **Approval of a Major Design Review, Plot Plan and Planned Sign Program application to construct a 15,655 square foot commercial building and related site improvements for a Grocery Outlet retail store**

Applicant:

Best Development Group

Property Owner:

Four R Investors LLC

Project Location:

111 Treadway Dr, Cloverdale (APN 117-040-083)

Zoning Designation:

Service Commercial (S-C)

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| General Plan Designation: | Service Commercial (SC) |
| Project Description: | Major Design Review, Plot Plan and Planned Sign Program application (DR/PP/PSP 004-2016) for a Grocery Outlet store and related site improvements at 111 Treadway Drive |
| Environmental Assessment: | Categorically Exempt: Section 15332, CEQA Guidelines - In-Fill Development Projects; Exempt: Section 15183, CEQA Guidelines – projects consistent with the General Plan or zoning. |

Associate Planner, Rafael Miranda, presented this item, discussing the history and details of this project. He reported that the Notice of Public Hearing was published in the Cloverdale Reveille and properly posted on April 21, 2016, and was also mailed to property owners within 300' of the proposed project on April 21, 2016. Mr. Miranda recommended the Planning Commission approve the Major Design Review, Plot Plan and Planned Sign Program application (DR/PP/PSP 004-2016) to allow construction of a Grocery Outlet store and related site improvements at 111 Treadway Drive, subject to the recommended conditions of approval as modified.

Assistant City Manager Kelley stated that staff is proposing four additional conditions of approval regarding maintenance and upkeep of the property and requested the Commission consider the additional proposed conditions of approval along with those listed in the Resolution. He added that staff is also requesting a revision to an existing condition (condition number 58 in the Resolution) to update the language to clarify the requirement for improvements to Hatteras Way.

Mr. Kelley introduced the three representatives present on behalf of the project applicant: Terry Johnson, from Best Property Group; Ashle Crocker, with Thomas Law Group; and Randy Reeves, with HMR Architects. Ms. Crocker addressed the Commission, thanking City staff for their excellent work. She commented that although they are in agreement with the proposed revised conditions of approval on Hatteras Way, she noted that they cannot build on someone else's right of way, adding that the City does not own the entire driveway; therefore, they will be committed to construction only within the portion of the City's right of way. She also requested the record reflect that the agreement on condition number 58 arose at the request of City staff and after numerous conversations and added expense to the applicant, an agreement was reached. Ms. Crocker further stated that the applicant requested reimbursement for fees associated with doing this improvement and were disappointed that the City would not offer reimbursement. She acknowledged all of the letters received in response to the Public Noticing, stating that all letters were reviewed. Ms. Crocker requested that the Commission approve the major design review and commented that this is a great project for the City of Cloverdale. She announced that the Architect and the Grocery Outlet team were also present to address any questions.

Roger Curtis, Vice President of Construction for Grocery Outlet, explained why Cloverdale is an ideal spot to establish a Grocery Outlet store, adding that their model is based on offering extreme values to the residence of every community they go into. Discussion ensued regarding the model of Grocery Outlet and the construction and operations of the local store.

Chair Shanahan opened the Public Hearing.

PUBLIC COMMENT PERIOD:

LaReva Myles, Cloverdale, commented that she supports having a Grocery Outlet store in Cloverdale and is in favor of more shopping choices in Cloverdale.

Receiving no further public comments, Chair Shanahan closed the Public Hearing.

The Commission discussed details of the design review elements. Terry Johnson, Developer from Best Properties, Randy Reeves, Project Manager from HMR Designers, and Assistant City Manager Kelley, responded to questions from the Commission regarding the design of the store, landscaping, and signage and parking flow. Commissioner Bialon expressed concern about stored excess cardboard. Vice Chair Domke suggested this concern be addressed as a condition. Commissioner Bialon recommended adding the verbiage "including bales of cardboard" under condition number two, which addresses maintaining the property free of litter and refuse.

Action: Motion was made by Commissioner Halliday and seconded by Vice Chair Domke to approve Resolution No 08-2016 of the City of Cloverdale Planning Commission, the Major Design Review, Plot Plan and Planned Sign Program application (DR/PP/PSP 004-2016) to allow construction of a Grocery Outlet store and related site improvements at 111 Treadway Drive, subject to the recommended conditions of approval, including the proposed four additional conditions, edit to add "including bales of cardboard", and revision to condition number 58. The motion passed by roll call vote (5 ayes – Commissioner Halliday, Vice Chair Domke, Commissioner Enge, Commissioner Bialon, and Chair Shanahan; 0-noes).

OTHER BUSINESS:

None

PLANNER'S REPORT/COMMUNICATIONS:

Assistant City Manager Kelley reported that he recently prepared and distributed a Community Development Status Report to provide an update on current planning projects, adding that this report will be provided on a regular basis going forward.

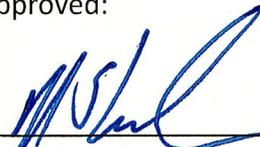
PLANNING COMMISSION DIRECTION TO STAFF:

None

ADJOURNMENT: Chair Shanahan adjourned the meeting at 7:47 p.m. to the next meeting Tuesday, June 7, 2016, at 6:30 p.m., or alternate date as requested, at the Cloverdale Performing Arts Center, 209 N. Cloverdale Blvd., Cloverdale, CA 95425.

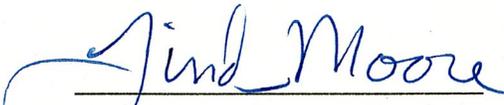
These minutes were adopted by the Planning Commission at a regular meeting on June 7, 2016 by voice vote action: ayes-5 (Domke, Halliday, Enge, Bialon, Shanahan), noes -0, recuse-0.

Approved:



Mike Shanahan, Chair

Attested:



Linda Moore, Deputy City Clerk

Rafael Miranda

From: Ann Hathaway <annyretired@gmail.com>
Sent: Monday, May 02, 2016 7:21 AM
To: Rafael Miranda
Subject: Grocery Outlet, Best Development Group, Four R Investors LLC

To Whom It May Concern:

As a property owner, located close to the proposed Grocery Outlet, let me be very emphatic in saying----**Let them in.** Stop throwing stumbling blocks in front of them and let them build immediately and get the store open. My family lived in Cloverdale for over 40 years and I still own commercial property there. Notoriously, Cloverdale has been the MOST unfriendly town to businesses wanting to come in. For heaven's sake, give them your blessing and let them build. Their coming into Cloverdale will certainly improve your tax base and give residents another food store. For your information, there used to be 3 grocery stores in Cloverdale. Penny Fair, Clover Market and Goodman's. So any concern for allowing a second grocery store is totally unfounded. Cloverdale is not San Francisco, stop impeding progress and benefit for the residents under the guise of rules and regulation. Let them build!!!! And welcome them with open arms.

Thank you,

Ann Hathaway
Owner: 1215 S. Cloverdale Blvd.

Rafael Miranda

From: Louise Andersen <andersen@sonic.net>
Sent: Tuesday, May 03, 2016 2:28 PM
To: Rafael Miranda
Subject: new store

Just to advise you that the road behind the new proposed store is a private road. No commercial access. The location is 28515 So. Cloverdale Blvd.

Thank You Louise & Bob Andersen

Additional Conditions of Approval

1. Any and all graffiti shall be removed from the property within seven (7) days in accordance with Chapter 8.38 of the Cloverdale Municipal Code.
2. The property shall be maintained free of liter, refuse, and debris at all times. Trash and recycling shall not be allowed to accumulate and shall be removed on a regular basis.
3. The building and property shall be maintained and cleaned on a regular basis. Maintenance of the building shall ensure that lighting and signage is maintained in working condition and painting is in a well-kept condition. Cleaning shall include keeping all publicly used areas, including the parking lot and landscaping zones free of litter, trash, cigarette butts and debris.
4. The property and landscaped areas shall be properly maintained at all times to avoid overgrown, dead, dry, decayed or hazardous trees, and the buildup of excessive leaf matter, and other vegetation brush or weeds.

Revised Condition of Approval #58:

5. Hatteras Way shall be constructed per City Standard 204 (industrial/commercial street section) along the entire frontage of the parcel and include the full street improvements from the centerline of the street to the east and shall provide sufficient paving west of the centerline to provide for one travel lane in each direction as determined by the City Engineer