CITY OF
CLOVERDALE

MINUTES
MEETING OF THE PLANNING COMMISSION

TUESDAY, JUNE 7, 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
- Oath of Office: City Manager Cayler performed the swearing in of Commissioner Bob Bialon and Alternate Commissioner Jason Turner
- Roll Call: Present- Commissioner Halliday, Commissioner Bialon, Chair Shanahan, Vice Chair Domke, Commissioner Enge, Alternate Commissioner Bovee, Alternate Commissioner Turner
- Agenda Review (changes/deletions): None
- Declaration of Conflicts of Interest: Alternate Commissioner Bovee recused himself as an alternate Commissioner but requested to take part in the meeting as a citizen.

PUBLIC COMMENT PERIOD: None

CONSENT CALENDAR:

1. Minutes Review: June 3 , 2016

Action: Motion was made by Commissioner Halliday and seconded by Commissioner Bialon to approve the Consent Calendar. The motion passed by voice vote: 5- Ayes (Halliday, Enge, Bialon, Domke, and Shanahan); 0-noes

NON-PUBLIC HEARING ITEMS:

2. Request to consider the Schellinger Brothers' application and by Resolution approve the requested Major Design Review (DR 041-2015), subject to the recommended conditions of approval

Applicant:	Schellinger Brothers
Property Owner:	Jack and Charlotte Gale
Project Location:	699 S. Cloverdale Boulevard, Cloverdale (APN 116-180-004)
Zoning Designation:	Multi-Family Residential (R-3)
General Plan Designation:	High Density Residential (HDR)
Project Description:	Major Design Review for a 21-unit multi-family housing project known as The Boulevard Apartments and the retention of an existing single-family residence
Environmental Assessment:	Categorically Exempt under Section 15332 of the CEQA Guidelines – In-Fill Development Projects

Associate Planner Rafael Miranda, presented this item, providing the specifics of the project. He recommended that the Planning Commission consider the application and by Resolution No. 009-2016, approve the requested Major Design Review (DR 041-2015), subject to the recommended conditions of approval.

Jon Worden, architect for project discussed the project, including the orientation of units, the placement of windows, and the removal of trees. Discussion ensued regarding which trees would be removed. Commissioner Halliday requested to look deeply at the trees slated to be removed prior to the commencement of construction. Mr. Worden stated that the developers could work with Commissioner Halliday individually to look at each tree recommended for removal. Commissioner Enge indicated that she would also like to participate in this review process.

PUBLIC COMMENT PERIOD:

LaReva Myles, Cloverdale, asked if the plan is for the development of apartments or condominiums. City Planner Miranda responded that the plan is to include apartments. Ms. Myles also asked about the expected occupancy rate per unit and the proposed rental amount. Assistant City Manager/ Community Development Director, David Kelley, responded that the applicant has not supplied that level of detail.

Shawn Bovee, Cloverdale, stated that his residence is very close to the proposed buildings and driveway and requested the proposed fence be extended from six feet to eight feet tall and be erected prior to the construction. The Commission discussed this request and the specific language to use to amend the condition in the resolution.

Mr. Kelley distributed a Major Design Review Matrix (attached), which was followed by a discussion on each element of the design review. The Commissioners made suggestions for recommended changes.

Action: Motion was made by Commissioner Enge and seconded by Vice Chair Domke to approve Resolution 009-2016, with amendments as discussed for fencing, trees, and deletion of Condition of Approval # 86 regarding CC&Rs. The motion passed by roll call vote: 5- Ayes (Halliday, Enge, Bialon, Domke, and Shanahan); 0- noes

PUBLIC HEARING ITEMS: None

OTHER BUSINESS:

3. Presentation by Thompson Development Inc. -Vista Oaks Planned Development Project

Assistant City Manager/ Community Development Director, David Kelley, discussed the Vista Oaks Planned Development Project and introduced Casey Clement, with Thomson Development Group, to present an overview of the project. Ms. Clement provided a PowerPoint presentation detailing the Vista Oaks Planned Development Project. She invited Elissa Morrash, as a Cloverdale real estate representative, to speak to the real estate needs of Cloverdale. Ms. Morrash came to the podium and expressed support for the project. She stated that she is in agreement with the modification to develop smaller homes with lower price points. Ms. Clement introduced Paul Gilger, Architect with Thomson Development Inc., to discuss the architectural concepts for the project. Mr. Kelley thanked Casey Clement and the project team for their informational presentation, noting that the idea was to present a preliminary overview to allow Commissioners the opportunity to provide feedback prior to the formal submittal of an application. The Commission discussed the planned project and provided input. Chair Shanahan voiced concern about possible landslides.

PUBLIC COMMENT PERIOD:

Marshall Kelly, Cloverdale, commented that at the last neighborhood meeting, Bob Jordan who is a former Planning Commissioner, indicated that two geological companies did competing analyses regarding the landslide issue and reported that there should be no landslide problems after the completion of the site work. He also stated that residents of Vista View will not be able to drive through the project because it will be closed off to all traffic except for emergency vehicles.

Ms. Clement responded stating that the landslide issue is an existing feature and is one of the mitigation measures that could be a benefit to the public. She reported that there has been extensive planning regarding how to repair the landslides, which will involve a lot of earth work.

LaReva Myles, Cloverdale, asked if the project is going to be a gated community and fenced. Mr. Kelley responded that it is his understanding that this will be an open development with the only restricted access being from Vista View Drive for the purpose of restricting drive through traffic.

4. Possible cancellation and rescheduling of the July Cloverdale Planning Commission Meeting

a. Consider cancellation of the regularly scheduled Planning Commission Meeting on July 5th.
b. Consider rescheduling the regular July Meeting of the Planning Commission to July 19th.

Mr. Kelley asked for direction regarding the possible cancellation or rescheduling of the Planning Commission meeting scheduled for July 5th due to the holiday the day prior to the regular meeting date. Discussion ensued regarding possible upcoming agenda items.

Action: Motion was made by Commissioner Enge and seconded by Vice Chair Domke to cancel the July 5, 2016, Planning Commission meeting. The motion passed by voice vote: 5- Ayes (Halliday, Enge, Bialon, Domke, and Shanahan); 0- noes

PLANNER'S REPORT/COMMUNICATIONS: Mr. Kelley reported that, regarding the inclusionary housing ordinance, Staff is working on updating the applicable income limits for the Commission's consideration. He also stated that all Commissioners were copied on a development status report developed to supply an overview on current planning projects with the City.

PLANNING COMMISSION DIRECTION TO STAFF: Chair Shanahan asked for an update on a tree ordinance.

ADJOURNMENT: Chair Shanahan adjourned the meeting at 9:19 p.m. to the next Planning Commission meeting to be held on Tuesday, August 2, 2016, at 6:30 p.m., or alternate date as requested, at the Cloverdale Performing Arts Center, 209 N. Cloverdale Blvd., Cloverdale, CA 95425.

These minutes were adopted by the Planning Commission at a regular meeting on August 2, 2016, by voice vote action: ayes 5 (Shanahan, Domke, Bialon, Alternates Bovee and Turner); noes -0; recuse- 0; absent-2 (Enge and Halliday).

Approved:

Mike Shanahan, Chair

Attested:

Linda Moore, Deputy City Clerk

Major Design Review Matrix – Boulevard Apartments (699 South Cloverdale Blvd.)

Multi Family Site Planning	
Layout / Building Orientation	
Parking Area	
Lighting	
Landscaping	
Common/ Open Space Area	
Fencing	
Multi Family Building Design	
Building Form (massing & articulation)	
Window Placement	
Roof Lines	
Materials, Colors & Architectural detail	
Garages (design and screening)	
Building lighting	
Mechanical equipment	