



MINUTES

Subcommittee: Planning and Community Development
Meeting Date: April 16, 2019 4:00 p.m.
Meeting Time: 4:00 p.m.
Meeting Location: City Hall Conference Room
124 N. Cloverdale Boulevard, Cloverdale, CA

Subcommittee Members:

Chair: Jason Turner
Councilmember Marta Cruz

Asst. City Manager/CDD Kevin Thompson
City Manager David Kelley

1. **Call to Order:** Chair Turner called the meeting to order at 4:06 p.m. Present: Chair Turner, City Manager Kelley, Assistant City Manager/CDD Thompson. Absent: Councilmember Cruz
2. **Communications:** None
3. **Public Comment:** None
4. **Minutes Approved:** The February 19, 2019 meeting minutes were approved as submitted.
5. **Current Items for Discussion:**
 - a) Discussion of Draft "Right-to-Industry" Ordinance. Assistant City Manager/CDD Thompson summarized the revised ordinance, which had been edited by the attorney.
 - The requirement for a 300-foot notice of disclosure to residences. Purchasers and builders of residences within 300 feet of an industrial zone will receive a "Notice of Industry" notice, which is recorded and goes with the land. The Planning Commission will need to approve this recommendation before it goes before City Council.
 - The definition of "nuisance" was clarified. If an operation is compliant with their use permit and with state law, the operation is deemed compliant, and the longer the operation has been occurring, the more credible it is. However, if the operation deviates from the approved use or state law, then the operation is subject to complaint and action.

Assistant City Manager/CDD Thompson asked for feedback on the proposed revisions.

Councilmember Turner remarked that there is community support and the revisions clear up some of the gray areas in the original ordinance. He recommended forwarding the revisions to the Planning Commission and suggested that they have a workshop.

Neena Hanchett referred to a letter from Diablo Properties that expressed concern about the impact of the proposed ordinance on homeowner's rights. City Manager Kelley commented that the letter may have been in response to the original draft ordinance, not the revision.

Merle Reuser said he is willing to discuss the matter, and that his intention was not to infringe on the rights of homeowners, but to protect the rights of industry. He added that some operations have earned the criticism.

Recommendation: The subcommittee recommended bringing the revisions forward to the Planning Commission and that the Commission conduct a workshop sometime in June.

- b) Update on Six Acres Water Company/South Cloverdale Water Company. City Manager Kelley commented that City staff had met with Supervisor Gore, Permit Sonoma Director Wick, LAFCO staff Mark Branchett, staff from the Water Quality Control Board, Six Acres representatives Lyle and Taylor, and others who provide funding under Prop 1A. They discussed financing and what is needed for public improvements to the project area. The main issues are water system improvements to address the failing well and to provide sewer hookups. Also included are public improvements typically required, such as frontage improvements. The City needs support from the County, and the County requires a motion order to the full Board of Supervisors to pursue discussion in depth. The Board of Supervisors would have to allocate funding. The City may be required to enter into a tax sharing agreement with the County to redirect taxes to the project area.

State funding of permits is another matter. The state could fund about \$660,000 of the estimated cost of \$1,200,000. The City may need to apply to the California Water Quality Control Board for support based on a health and safety issue. If the City provides a will-serve letter, the applicant can continue the planning and design work under their existing grant, which will require a pre-annexation agreement that specifies the services. While not binding on the City, the agreement gives the state the ability to release funding. The next step is to have the draft pre-annexation agreement reviewed by the City attorney to ensure that it reflects the City and Council's interests. Then it will be brought forward to Council for action. The legal review will involve direct funding by the City, and the state does not reimburse for legal costs. This is a budgetary concern. Discussion followed about the bridge repairs, LAFCO requirements, future development, and changes to ingress/egress.

Recommendation: The pre-annexation agreement will be brought back to the subcommittee before going to Council.

- c) Update on the Sustainable Groundwater Management Act/Potter Valley Relicensing Project City Manager Kelley stated that staff is tracking this matter. PG&E is withdrawing their licensing for the project. Staff is waiting for new information.

Recommendation: Remove item to future agenda items.

- d) Possible zoning amendment for the Downtown Commercial and Transit Orientated Development Zones. Assistant City Manager/CDD Thompson stated that the application for SB2 grant funds will be due in November. The purpose is to promote downtown and transit-oriented housing development. Zoning changes may be required; for example- parking requirements are one constraint to developers building affordable housing. An in-lieu fee for parking could be utilized as an alternative, and those funds could be used for pedestrian improvements. Traffic calming should be incorporated. Councilmember Turner supported the effort.

Recommendation: Develop a scope of work for downtown commercial and transit-oriented development that includes discussion of parking requirements and the in-lieu fee. Keep on the agenda.

- e) Update Community Development Planning Log - Assistant City Manager/CDD Thompson summarized the status of upcoming projects.
6. **Information Only Memos.** Assistant City Manager/CDD Thompson mentioned that he had attended the national APA conference, and the discussion was all about housing and sustainability thereof.
7. **Future Agenda Items:** Update on the Sustainable Groundwater Management Act/Potter Valley Relicensing Project
8. **Pending Items:** None
9. **Good of the Order:** Mrs. Hanchett commented that she had sent letters to the downtown businesses asking them to observe the parking time limits and that requested that employees park elsewhere than the main street.
10. **Adjournment:** Councilmember Turner adjourned the meeting to the next scheduled meeting, June 18, 2019 at 4:00 p.m.