



MINUTES

Subcommittee: Planning and Community Development
Meeting Date: August 20, 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 4:00 p.m. Present: Councilmember Turner, Councilmember Cruz, Assistant City Manager/CDD Thompson, City Manager Kelley, Public Works Director Rincon and City Planner Rafael Miranda.
2. **Communications:** None
3. **Public Comment:** None
4. **Minutes Approved:** The April 16, 2019 were approved as submitted.
5. **Current Items for Discussion**
 - a) Discussion of possible annexation and open space dedication. Assistant City Manager/CDD Thompson explained that Hogan Land Services represents Dave Anderson, owner of APN 115-220-030. Mr. Anderson wants to develop and annex four small residential parcels on the 53-acre parcel and dedicate the remaining upper portion to open space. Eric Lundquist, Hogan Land Services, representing applicant, commented that the plans will utilize existing vegetation as screening to comply with General Plan policies. Ingress and egress roads will be dedicated to public use, but the location has not been determined. Mr. Thompson indicated that a bigger issue is who will own and maintain the open space. There is an existing road on the site that will be subject to redesign and possible relocation. There was general support of the proposal, although the details of the open space easement will have to be worked out. If the owner wants to pursue the project, it will go to Council for the pre-annexation hearing. Disclosures regarding open space should be part of the purchase agreement for the residential lots. A cost benefit analysis that shows the cost and revenues that will impact the City will be required. Discussion ensued on how the open space could be used.

Bob Cox supported the idea, adding that the details need to be worked out on the open space management.

Recommendation: Do more research on the open space management, including contact with agencies such as Sonoma Land Trust or Landpaths that do open space management. Bring back to subcommittee for further discussion. Arrange a site visit.

- b) Discussion of Draft “Right-to-Industry” Ordinance. Assistant City Manager/CDC Thompson stated that staff had worked with Alexander Valley Resort to answer their questions and the ordinance is ready for a recommendation from Planning Commission. It will then go to Council for consideration.

Recommendation: Staff to find alternate date for Planning Commission in September, as the normally scheduled date falls after the Labor Day holiday.

- c) Update on Six Acres Water Company/South Cloverdale Water Company. Assistant City Manager/CDD Thompson stated he has participated in bi-weekly phone calls about how to proceed. A draft pre-annexation agreement was received, under review by the city attorney, that requires the city to do and pay for most of the infrastructure. This is placing an onerous demand on the city and the taxpayers. No deposits have come in, and staff and attorney costs are adding up.

Discussion ensued about the City involving the County in the discussion, as they received taxpayer dollars for many years while doing nothing to improve the infrastructure. There is a 23-acre vineyard at the end of the lane that could be developed; and infrastructure would be brought in as part of the development, but the owners are unwilling to do it.

Recommendation: Keep as a standing item on the agenda. Encourage Sage, Six Acres representative, to attend subcommittee meetings, as there has been no representation from Six Acres at subcommittee meetings. Request that they communicate on discussions with the County about what money the County is offering them.

- d) SB2 Funding Grants for Planning Studies. Associate Planner Miranda summarized what the grant funding can be used for. Concurrence was that the focus should be on the downtown and transit-oriented development. Reduced constraints on zoning density, in-lieu parking fees, a possible vacancy ordinance, reduced setbacks, etc. could be incorporated in the planning processes to accommodate for more housing. The application is due in November and will need a Council resolution. There are sites downtown that could support multi-family and mixed-use development.

Bob Cox supported the idea.

Recommendation: Prepare a resolution for the grant application and take to Council on September 11th, with broad concepts for the application. Subcommittee recommends looking at downtown and transit-oriented development.

- e) Discussion regarding the timing and route of Local Route 68. Councilmember Cruz identified stops that need to be added and changed. The north stop at Champlain is unsafe because of the traffic in and out of the Quick Stop. Another stop is needed at First and Jefferson Streets for kids going to Washington School. There is no stop between Chase Bank and Cloverdale Market on Healdsburg Avenue (which could be incorporated into the Alexander Valley Health Care project). Stop D on the north side of South Street is not ADA accessible due to the gravel. A stop needs to be put in at the Del Webb clubhouse, and other stops in Del Webb eliminated as they are underutilized. A new stop at the assisted living facility at Foothill and Treadway needs to be added.

Bob Cox stated that the service should be expanded to include Saturday hours, and the word needs to get out about the free service.

Recommendation: Discuss with Brian at the SCTA, who the city is collaborating with to increase ridership. The ADA site should be first, the clubhouse at Del Webb second, the Citrus Fair third, and Vine Ridge fourth. Saturday hours, even if shorter hours, are desirable. A suggestion was made to have a booth at upcoming events such as Oktoberfest and the Car Show to hand out literature.

- f) Update Community Development Planning Log. Assistant City Manager/CDD Thompson summarized the current status of projects: Baumgartner Ranch, Cherry Creek, Precise Development, Skate Park committee, 2nd Street Master Plan CEQA, South Cloverdale Assessment District, Wellness Center.

6. Information Only Memos - None

7. Future Agenda Items (subject to change)

- a) Update on the Sustainable Groundwater Management Act/Potter Valley Relicensing Project. Public Works Director Rincon will be attending a meeting. This item will be moved to the Public Works Subcommittee.

8. Pending Items - None

9. Good of the Order. Councilmember Cruz stated that the Boys and Girls club are changing their hours to open earlier to accommodate working parents.

10. Adjournment: Chair Turner adjourned the meeting at 5:36 p.m. to next scheduled meeting, October 15, 2019 at 4:00 p.m.

Minutes approved October 15, 2019