

CERTIFICATION

I, Irene Camacho-Werby, do hereby declare under penalty of perjury that the foregoing agenda was posted on the outdoor bulletin board at the City Hall, 124 N. Cloverdale Blvd., Cloverdale, California, and made available for public review, prior to or on this 9th day of January 2020, at or before 6:30 p.m.



Irene Camacho-Werby, City Clerk

Recommendation: Consider reviewing the proposed Zoning Ordinance Amendment adding Section 18.20.010 “Right to Industry” and recommend its adoption to the City Council.

Assistant City Manager/CDC Thompson summarized the proposed amendment to the zoning ordinance, which was designed to protect industrial operations and industrial zoned lands and to avoid conflicts with other zoning designations. Noticing and disclosure for projects located within 300 feet of industrial zoned lands will be required as part of the purchase agreement that shows there is an industrial use nearby which may result in noise, dust and 24-hour operations. A note will be placed on the parcel map. The seller must disclose the recorded restriction at the time of sale. Industrially zoned lands must be in compliance with the conditions of their use permit for three years to be exempt from nuisance claims that could be made by future developers in the area. The ordinance has been previously vetted at both Planning Commission and City Council. The Alexander Valley Resort requested minor clarifications to the ordinance, but they resulted in no substantive changes to what had already been approved.

Chair Shanahan opened the public hearing.
There were no speakers.
Chair Shanahan closed the public hearing.

Chair Shanahan asked that a clause be added that those previous complaints that had been resolved prior to this amendment have precedence and be rolled into this ordinance, allowing the ordinance to have precedence. This was acceptable to all and staff will look at adding it to the recommendation to City Council.

Commissioner Asay motioned, and Commissioner Cox seconded, to recommend approval of Resolution 14-2019, of the City Of Cloverdale Planning Commission Recommending to the City Council The Adoption of an Ordinance amending the Cloverdale Municipal Code to add a Chapter 18.20 “Right To Industry” to effectuate various General Plan Goals, Policies and Implementation Measures regarding the need to establish buffers between Residential and Industrial uses, as amended by the commission to add that prior complaints that had been resolved prior to the amendment have precedence and be rolled into the ordinance. The motion passed with the following roll call vote: 5 Ayes-(Commissioner Cox, Commissioner Asay, Commissioner Wagay, Alternate Commissioner Davis and Chair Shanahan). 0-Noes; 0-Absent; and 0-Abstain.

3. **2nd Street City Park Mitigated Negative Declaration and Master Plan**

Applicant: City of Cloverdale

Project Location: City-wide

Project Description: Review and recommend approval of the 2nd Street City Park Mitigated Negative Declaration and Master Plan.

Environmental Assessment: A Mitigated Negative Declaration

Recommendation: Consider reviewing the Mitigated Negative Declaration and the 2nd Street City Park Master Plan and recommend adoption to the City Council.

Assistant City Manager/CDC Thompson summarized the status of the project, which originated in 2017 and included public outreach, workshops, and online surveys. The plan reflects a long-range vision for the park. The plan is not fully budgeted, although there are grants that the city can apply for. CDBG funds are being used to improve the trails and there are ADA funds available for accessibility improvements.

Staff plans to take the item to City Council in February. The mitigated negative declaration CEQA document is in the circulation process for 30 days. Staff asked the commission for feedback.

Commissioner Cox asked that electric vehicle charging stations be added in the parking area. Commissioner Asay concurred that it would help with grant funding. Commissioner Asay opposed two bocce courts and preferred to put in a dog park or skate park in instead. Mr. Thompson indicated there is inadequate room for a skate park at the City Park, and it is being considered as part of the development of the Thyme Square project.

Chair Shanahan opened the public hearing. Gus Wolter, Cloverdale, asked that the Rotary Club be requested to paint the Scout Cabin to spruce it up. Chair Shanahan closed the public hearing.

Discussion ensued about whether the court currently designated for volleyball should be made multi-use and to consider reducing the size to accommodate a dog park. Commissioner Asay opined that lacking a dog park negatively impacts the City's reputation and impacts the local residents, and there is more support for a dog park than a volleyball court. Commissioner Asay also asked that accommodation be made for areas for concessions to sell goods and food during events and recommended finding ways to reduce energy use, as this could help with funding. Solar and sustainability components are desirable.

Commissioner Cox, in consideration of both the Rotary and Lions Club contributions to the park, asked that a plaque be installed recognizing such. Their contributions go all the way back to 1946.

Mr. Thompson made note of the concerns expressed by the commission and will include them in report to the City Council.

On a motion by Commissioner Cox, and second by Commissioner Wagy, the commission recommended Resolution No. 15-2019 - A Resolution of the Planning Commission of the City of Cloverdale recommending the City Council adopt a Mitigated Negative Declaration and the 2nd Street City Park Master Plan with modifications as requested by the commission. The motion passed with the following roll call vote: 5 Ayes-(Commissioner Cox, Commissioner Asay, Commissioner Wagy, Alternate Commissioner Davis and Chair Shanahan). 0-Noes; 0-Absent; and 0-Abstain.

OTHER BUSINESS: None

PLANNER'S REPORT/COMMUNICATIONS:

Assistant Manager/CDC Thompson introduced Irene Camacho-Werby, the new City Clerk.

He asked the commissioners if they still wish to get paper copies of agendas. It was decided that Chair Shanahan would still like his binder copies, and for projects with large plans, all would like a copy. Otherwise the online publications will suffice.

Assistant City Manager/CDC Thompson reviewed the current projects. Baumgartner Ranch and the Wellness Center are within the 30-day CEQA circulation period. Other projects include the 20-unit Taylor Apartments, 6 Acre annexation, Dry Creek Rancheria housing project, etc. A kick-off meeting for the annexation district was held and the consultant will prepare a feasibility study for required infrastructure improvements that include a new high school.

PLANNING COMMISSION DIRECTION TO STAFF:

ADJOURNMENT: Chair Shanahan adjourned the meeting at 7:30 p.m. to the next regular Planning Commission meeting scheduled for Tuesday, January 7, 2020, at 6:30 p.m., or alternate date as requested, at the Cloverdale Performing Arts Center, 209 N. Cloverdale Blvd., Cloverdale, CA 95425.

The foregoing minutes were approved by the City Council of the City of Cloverdale at its regular meeting held on the __ day of _____, 2020 by the following roll call vote:

