

MINUTES - FINAL
REGULAR PLANNING COMMISSION MEETING

TUESDAY, FEBRUARY 1, 2022

CLOVERDALE PERFORMING ART CENTER
209 N. CLOVERDALE BOULEVARD, CLOVERDALE, CA 95425

A. OPENING: 6:30 p.m.

- Call to Order: Chair Asay called the meeting to order at 6:33 p.m.
- Pledge of Allegiance: Pledge of Allegiance was led by Vice Chair Shanahan
- Roll Call
 - Chair: Asay (Present)
 - Vice Chair: Shanahan (Present)
 - Commissioners: Hoevertz (Present-via teleconference), Sanders (Absent), Wagy (Present)
 - Alternates: Spingler (Absent)
- Agenda Review (changes/deletions): There were no changes.
- Declaration of Conflicts of Interest:
Commissioner Hoevertz declared conflict and will recuse from Agenda Item E.1 due to her home being in close proximity to the project.

B. PUBLIC COMMENTS:

Chair Asay allowed for public comment. Jade W., with La Familia Sana, made attempt to comment on Agenda Item E.1 and was asked to comment under the item. Hearing no other comment, Chair Asay closed the public comment period.

C. CONSENT CALENDAR: All items under Consent Calendar are considered together by one action of the Planning Commission unless any Commissioner or member of the public requests that an item be removed and considered separately.

C.1 A Resolution of the Planning Commission of the City of Cloverdale authorizing continued remote teleconference meetings of the Planning Commission in compliance with Assembly Bill 361.

Action(s):

Resolution 003-2022 was adopted, titled "A Resolution of the Planning Commission of the City of Cloverdale Authorizing Continued Remote Teleconference Meetings of the Planning Commission in Compliance with Assembly Bill 361."

C.2 Minutes of the January 11, 2022, Special Planning Commission Meeting.

Action(s): The minutes of the January 11, 2022, Special Planning Commission Meeting were adopted.

Motion was made by Vice Chair Shanahan, second by Commissioner Wagy, to approve the Consent Calendar as submitted. Passed 4 – Ayes, 0 – Noes, 1 - Absent.

AYES: (4) Vice Chair Shanahan, Commissioner Wagy, Commissioner Hoevertz, Chair Asay

NOES: (0)

ABSENT: (1) Commissioner Sanders

ABSTAIN: (0)

D. NEW BUSINESS: None.

E. PUBLIC HEARING:

E.1 Alexander Valley Wellness Center.

Applicant: Mathew Stromberg for Alexander Valley Healthcare

Property Owner: City of Cloverdale

Project Location: Thyme Square Parcel (APN 001-440-052)

Zoning Designation: Transit Oriented Development (TOD)

General Plan Designation: Transit Oriented Development (TOD)

Project Description: Design Review, Conditional Use Permit and Development Agreement (DR/CUP/DA 024-2019) to construct a 47,639 square-foot, 3-story all-inclusive community wellness center and related site improvements.

Environmental Assessment: Initial Study/Mitigated Negative Declaration (IS/MND) is recommended for adoption by the City Council with the finding that mitigation measures included in the IS/MND would reduce all potentially significant impacts to a less-than-significant level.

Recommended Action(s):

That the Planning Commission adopt:

- A Resolution (Attachment 1) recommending to the City Council adoption of an Initial Study and Mitigated Negative Declaration to construct the Alexander Valley Wellness Center and related site improvements on the project site; and
- A Resolution (Attachment 2) recommending approval to the City Council of a Design Review, Conditional Use Permit and adoption of an ordinance approving a Development Agreement (DR/CUP/DA 024-2019) to construct a 47,639 square-foot, 3-story all-inclusive community wellness center (Alexander Valley Wellness Center) and related site improvements subject to the recommended conditions of approval included therein.

Community Development Director (CDD) Thompson summarized the project applications and acknowledged receipt of two comment letters received, attached to the minutes as Exhibits A (Clow) and B (Keaney).

Planner Rafael Miranda presented the staff report, recommending adoption of the two resolutions provided in the staff report.

Debbie Howell, CEO of Alexander Valley Healthcare (AVHC), presented information on the operation of AVHC and the vision of the new health center via PowerPoint presentation (attached to the minutes as Exhibit C).

Matt Stromber, Architect for AVHC, made a slide presentation representing the project design (attached to the minutes as Exhibit C).

Commissioner Wagy acknowledged the letter received from the Citrus Fair Director, and concerns stated in the letter. There are questions as to whether a public road can connect to the private road. He also sought to confirm that full CEQA was done. In response, CDD Thompson reported that Citrus Fair Drive is private, and is maintained by the Citrus Fair. Full CEQA was done. Regarding the roadway issues, city staff has and will continue to work with the school district and Citrus Fair toward an agreement. The project as proposed does not complete the Washington St. connection to Citrus Fair Dr. The AVHC project will only improve part of Washington Street.

City Manager (CM) Kelley spoke on behalf of the project. The city has been working with AVHC on designing a portion of Thyme Square to support the wellness center. Council and AVHC are working on completing AVHC's acquisition of Parcel A. The city has met with Citrus Fair Board of Directors regarding options for the private portions of Citrus Fair Dr. and Washington St. The goal is to connect Washington St. to improve circulation along that road section, particularly to address the traffic impact around the school. The concept design of Washington St. reflects safe movement to and from the school. The city is still in negotiations and discussion with the Citrus Fair and hopes to obtain the necessary easements to support the improvements.

Commissioner Wagy addressed circulation within the project. There is a driveway at Citrus Fair Dr., but it has been said they will not use Citrus Fair Dr., so he questioned its' purpose. In response, CM Kelley explained that the city is hopeful that they will be able to negotiate an agreement with the Citrus Fair and it would be ideal to have a driveway at that location. It is a critical need for emergency access and a pole gate could block its use, but there is hope that it will connect at some point. Commissioner Wagy suggested that the garbage and generator location may need to be moved if the driveway will be closed.

Vice Chair Shanahan questioned the garbage location on the north side as well and roof heights, including rooftop mechanical equipment.

In response to the conversation, Matt Stromberg noted that the roof height tops-out at 44ft. The garbage would be completely enclosed. Regarding the north driveway, designers understand that it is not required for fire apparatus; however, they located the curb cut on the Citrus Fair Dr. due to consideration that there was discussion that someday the parking may be used by the Citrus Fair. If agreements are not reached, they would not open the driveway and would not connect to Citrus Fair.

Chair Asay questioned if the plans included use of purple pipe, EV parking, and whether the designers had considered a municipal sized battery storage system instead of a diesel generator. He also questioned the plan for prepping the portion of Washington St. that will not be improved by the project, the future plan for the remaining parcel to the south, and the proposed uses for the first floor

of the AVHC building. In response, Matt Stromberg explained that purple pipe is not currently in the plans, but it could be accounted for in the design. There will be EV parking. The designers are working with mechanical, electrical, and plumbing engineers to consider the potential to go all-electric. They are amiable to the idea. CD Thompson reported that the project will bring the sidewalk on the eastside of Washington St. up to Citrus Fair Dr. and it is intended that Washington Street will be prepped for future improvements, including all utilities. Development of the lot to the south is unknown, but there has been talk of affordable housing. Debbie Howell explained that AVHC is looking for first floor occupants that will support their core services, such as a pharmacy, laboratory services, physical therapy, wound care, (contracted) urgent care center, and there has been interest by Sonoma County Health and Human Services.

In response to Commissioner Wagy, CDD Thompson explained that Lot C on the plot plan, west of Washington St., will be a parcel owned by the city. The majority of Lot C will be Washington St., with two remainder pieces. The use of the westernmost piece is subject to further discussion. Planner Miranda explained that the parking provided meets the calculation for habitable area and does not consider non-habitable areas.

Vice Chair Shanahan questioned the lighting plan for the parking lot. In response, Matt Stromberg explained that the lighting proposed will be downward directional, high efficacy, pole lighting. Vice Chair Shanahan requested that the project install lighting in the western retention area/city owned piece along Washington St.

Chair Asay opened the public comment period.

Allison Keany, CEO, of Cloverdale Citrus Fair – Her letter intended to bring attention to issues, concerns, and inconsistencies with contents of the staff report, the plans, and the project's lack of permissions to utilize the privately owned Citrus Fair Dr. Project elements negatively impact their property, their circulation, and their uses. She was not sure the proposed resolutions should move forward. They are interested in future discussions but need to protect their interests.

Cherie Ann Tippler, Cloverdale/Citrus Fair, questioned if there is another property that could have been considered for this project. It will be an eyesore at the entrance to the city. It is not a safe location for the school kids. She supports the use, not the location.

James Berry, Cloverdale/Board of AVHC, the spirit of what we are trying to accomplish should be the center. It is not the perfect visual place, but it is a beautifully designed building. Must consider access for the community. Hopefully the result is something to be proud of.

Chair Asay closed the public comment period.

CDD Thompson noted that he had heard interest in the following amendments:
Add lighting in drainage easement area (northwest corner city owned piece); reconsider garbage location; addition of purple pipe, installation when trenches are open.

In response, Matt Stromberg explained that they had considered other locations for the garbage and there are not many near the building (functionally). Moving the garbage along Washington St. makes for a long trip for janitorial services. If the enclosure is moved to the contemplative garden, it would come at the expense of the garden landscape.

In response to Commissioner Wagy, Matt Stromberg explained that the parking will not have permeable pavement, but stormwater is collected on site.

In response to Chair Asay, Matt Stromberg explained that the project is being designed with a solar-ready roof. There will be solar. There are also conversations of having solar shade structures in the parking lot (future project). Per Debbie Howell, she is working with others to apply for grants for the panels and generator.

Vice Chair Shanahan questioned the design of the circular drive at the front entrance. In response, Matt Stromberg stated it would be for drop-and-go only. No parking allowed. Debbie Howell explained that it is intended for the elderly community to have closer access than the parking lot allows. There will be security at the location and signage prohibiting parking.

In a clarifying statement, the utility required along citrus fair is a storm drain and there is an existing easement. The proposed location is parallel to Citrus Fair but is not on the Citrus Fair property. It is on the edge of the AVHC site.

Chair Asay stated it is a great use for the TOD area. He recommended that there is a barrier installed at Citrus Fair Dr. until there is an agreement.

Motion by Vice Chair Shanahan, second by Commissioner Wagy, to approve Resolution 004-2022, titled "Resolution of the City of Cloverdale Planning Commission Recommending to the City Council the Adoption of a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (MMRP) for a Conditional Use Permit, Design Review and Development Agreement to Construct a 47,639 Square Foot, Three-Story, All-Inclusive Community Wellness Center (The Alexander Valley Wellness Center) on the 2.8-Acre Project Site Located at the Corner of S. Cloverdale Boulevard and Healdsburg Avenue (APN 001-440-049)", by title only. Passed 3-ayes, 0-noes, 1-Absent, 1-Recused.

AYES: (3)
NOES: (0)
ABSENT: (1)
ABSTAIN: (1-Recused)

Motion by Commissioner Wagy, second by Vice Chair Shanahan, to approve Resolution 005-2022, titled "Resolution of the Planning Commission of the City of Cloverdale Recommending to the City Council of the City of Cloverdale Approval of a Major Design Review and Conditional Use Permit and the Adoption of an Ordinance Approving a Development Agreement to Construct a 47,639 Square Foot, Three-Story All-Inclusive Community Wellness Center (The Alexander Valley Wellness Center) on the 2.8-Acre Project Site Located at the Corner of S. Cloverdale Boulevard and Healdsburg Avenue (APN 001-440-049)", by title only. Passed 3-ayes, 0-noes, 1-Absent, 1-Recused.

AYES: (3)
NOES: (0)
ABSENT: (1)
ABSTAIN: (1-Recused)

Sandra Hovertz returned to the session at 8:12 p.m.

F. PLANNER'S REPORT/COMMUNICATIONS: The Planner's report is a verbal report for informational purposes only.

CDD Thompson and Planner Miranda – The next meeting is March 1, 2022. There will be an update on the Housing Element and annual progress reports for the General Plan and Housing Elements. Staff is meeting with the mayor regarding the vacant Alternate Planning Commissioner position. Attendance in the League of CA Cities training will require a budget amendment, so CDD Thompson needs to know of interest in attending immediately.

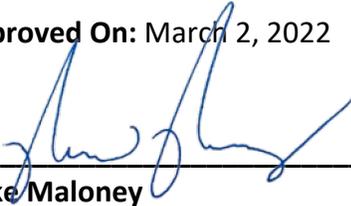
G. PLANNING COMMISSION DIRECTION TO STAFF:

CDD Thompson will report back to Vice Chair Shanahan on the status of “no bike/skateboard” signs being replaced downtown.

Commissioner Hovertz requested that staff be prepared to discuss RHNA numbers at the Housing Element update meeting (provide data on those permitted vs. those approved by Council, but not yet permitted).

H. ADJOURNMENT: Chair Asay adjourned the meeting at 8:18 p.m. to the next regular meeting Tuesday, March 1, 2022, at 6:30 p.m.

Approved On: March 2, 2022



Mike Maloney
City Clerk