



**Lower Russian River Municipal Advisory Council (MAC)
Land Use Standing Committee, Kyra Wink, Chair
Minutes from November 22, 2021**

Call to Order at 5:31pm Chair/Kyra Wink
Pledge of Allegiance MAC Clerk/Mary Agneberg
Roll Call MAC Clerk/Mary Agneberg

Present: Chair/Kyra Wink, Committee Members Michael Nicholls and Nic Pereira

A. Approval of Agenda: Kyra Wink, Chair, Land Use Committee for the Lower Russian River MAC Representative Michael Nicholls made a motion to approve the agenda, seconded by Rep. Nic Pereira, passed unanimously 3-0.

B. Statement of conflicts of interest - none

C. Correspondence - none

D. Consent Calendar

Approval of Minutes from the September 27, 2021 Meeting of the Land Use Committee for the Lower Russian River

Chair Kyra Wink made a motion to approve the consent calendar, which was seconded by Rep. Mike Nicholls, and passed unanimously.

Public Comment on matters not on the agenda - none

Agenda Items:

Calendar Items:

1) Permits and Projects of Interest

a. Project Homekey – George’s Hideaway

Dave Kiff, Interim Executive Director of the Sonoma County Community Development Commission was invited to speak about the proposed site for services for the unhoused. The CDC is currently working on three Project Homekey sites and there are five or six cities also working on Project Homekey projects who will also be applying for the \$1.4 billion in available funds. The offer to the owners of George’s Hideaway is contingent on the receipt of Project Homekey funding. The site will be used for transitional housing for people coming out of homelessness. The lodge will be renovated to create offices for services, and there also is a kitchen and six rooms above for tenants which could have kitchenettes. The

adjacent duplex will have two apartments including one for a 24/7 onsite manager. It is possible to have an additional 14 or 15 tiny homes on the 2.4 acre site. The goal is to stabilize folks coming off the streets or out of shelters, provide health, mental health and wraparound services. Some of the people could conceivably be there for a very long time in permanent supportive housing and others will move on to other housing opportunities.

Mr. Kiff is preparing to submit the proposal to the state, others have already applied, but he is confident there will still be funds available as he finishes the proposal. He and Tim Miller of WCCS have been talking about getting some Quick Havens like the county purchased for Los Guillicos – made by formerly unhoused folks in Rohnert Park - as a stopgap measure.

Representative Nicholls asked about West County Community Services and whether they will move services to the new location, and that will not be the case. Staff will provide services but keep the offices in downtown Guerneville. Also, the site has a new septic, but is it to code and will it be sufficient for 14 or 15 tiny homes and the additional tenants? Mr. Kiff states it their intent to use Project Homekey funds to pay for the hook up to the sewer and that they may bring in a toilet station while construction takes place.

Representative Pereira asked what outreach has been done with the neighbors. Mr. Kiff reported nothing beyond what's been in the newspapers. Rep. Pereira asked follow-up questions about lighting and the potential for 24/7 foot traffic. The lighting has not been designed yet. There won't be people dropping in at odd hours – the access will be controlled and limited.

Chair Wink asked for details about funding. The state provides major funding and it is competitive. If the county doesn't get the funding we won't be able to go forward as planned. The county does have funds reserved for a capital match for homeless services.

Rep. Nicholls brought up a previous concern about transportation at George's Hideaway. WCCS does have a van but he is concerned about possible relapses for the folks in recovery who will then be walking on a dangerous highway without a shoulder in many places. Mr. Kiff reports that Tim Miller and WCCS are working on an operational plan to keep people safe.

Rep. Pereira asked a follow-up question about neighborhood outreach and was told a listening session will be scheduled once the grant is secured.

Public Comment:

Mark – Points out that George's Hideaway is not in the sanitation district so connecting to the sewer will not be an easy task.

Robin - Will the site be require people be clean & sober? No, they are going to follow the housing first model where people get a roof over their heads then address behavioral and health issues. A person would not be immediately kicked out if they are not sober or break recovery.

Rep. Pereira requested a future meeting with Tim Miller to address the unanswered questions. Mr. Kiff offered to take them back to Mr. Miller to get answers. Rep. Pereira feels it would be more beneficial to have an in-person meeting with Mr. Miller.

Lucy Hardcastle – Wonders about ongoing funding? The county adopted a funding plan in October for Project Homekey projects that involves housing vouchers. These funds are already designated for solving homeless issues with sales tax funding from Measure O and the state’s AHAP program.

- b. **PLP16-0054** Park in down town Forestville. Planner: **Georgia McDaniel**
Georgia.McDaniel@sonoma-county.org, 707-565-4919

Chair Wink spoke to the planner. The applicant has been following up on design review comments following the discovery of wetlands on the property and a revised plan has gone out for referral. Once this is done they will need to prepare a CEQA report with a thirty day review and comment period. LUC plans to keep this project on the list.

Public comment:

Mark – please pass on Mr. Miller’s responses to committee questions

Vesta Copestakes – Is there any news about the hotel adjacent to the park? The property owned by the Bartolomei family? (No discussion - project is not currently under review by the LUC.)

Lucy Hardcastle – She is the person leading the FPA’s downtown park project and she offered to answer questions from the LUC. Members of the LUC were excited about the project going forward.

- c. **PLP21-0020** food truck washout station to be located within an existing remodeled 2,304 sq. ft. building located on a 0.78-acre parcel (former lumber site) zoned LC (16095 River Rd., Guerneville) Planner: Georgia.Mcdaniel@sonoma-county.org (707) 565-4919

Chair Wink read the project description.

Rep. Pereira expressed concern over lighting and indicated lighting should be downcast and away from the homes. Also is concerned about hazardous materials since the taco trucks have both gasoline and propane tanks. The applicant is the owner of the Guerneville Taco truck and their track record for cleanliness and being a good neighbor is reassuring.

Rep. Nicholls would like to know that the grease traps will be cleaned regularly and the oil and grease removed from the property.

Public comment:

Vesta Copestakes – Does the project follow the one lumen requirement, and will it be lit down not up, follow the rules for sound, and the clean out of hazardous waste?

- d. **PLP19-0018** Design review gas station/mixed use – 15190 River Rd, Guerneville, CA 95446. Planner: Derik Michaelson, Derik.Michaelson@sonoma-county.org, (707) 565-3095 <https://share.sonoma-county.org/link/kIFZM3E8LIs/>

Chair Wink – This project is not moving right now, has gone back to the design review committee and once it passes the DRC, it will need an environmental review. There are a number of items to be addressed before it can move forward.

1) Updates on Permits and Projects of Interest:

a. **PLP18-0012** Lok GuerneWood Park Development Co.

Planner: **Georgia McDaniel** Georgia.McDaniel@sonoma-county.org, 707-565-4919

Chair Wink – Planning Commissioner Eric Koenigshofer invited the Land Use Committee to meet with the developer at the project site on the day before the item was to be heard before the full planning commission. The LUC was grateful for the invitation. It was an opportunity to review the site and discuss the plans and the concerns the public had brought to the committee.

Commissioner Koenigshofer felt strongly that he had not had sufficient time to review the 800 page document he just received from the developer and stated he would like the item to be continued into 2022 to allow him to review the new documents. It will come back for public hearing in February.

He is still grappling with the scale of the project in the community. It's a hot topic.

Rep. Nicholls – very thankful for the opportunity to walk the property, to look at the stakes and where the buildings would be located, and to see which trees would have to be removed or trimmed. We had a lot of questions answered and it was one of the most meaningful experiences he has had as a MAC representative.

Public Comment:

Alexis – It's an important development... and let's make it a brilliant destination that enhances our area, please.

Mark – Are they still seeking a variance for a 53 foot building when the fire truck ladder is 28 feet? This will build a service demand that fire district can't meet.

Anna – How will the development get hooked up to the sewer system when no one else can get connected?

Commissioner Koenigshofer – The property may already have allocated capacity in the sewer system since it was previously developed. Regarding the variance in building height – fire officials have said they don't expect a ladder truck would be needed for this project because of the construction materials used. As for Anna's comment, the question is how much does Guerneville want to be like Healdsburg?

Cynthia Strecker – how much of the 53 foot variance is from the four stories and building out of the flood plain? And she would like to see a model of the project rather than a rendering.

Rep. Pereira – Echoing Cynthia's comments – he was surprised by the size of the project particularly when he walked to the river and looked back up at it. The issue he has is with the size and the scope of the project and he is not sure that is the right location for a project of this size.

Mark - Cyndi Foreman, Fire Marshall for SCFD– was surprised at the fire variance since there is no plan for a larger ladder truck and nowhere to park/store it. Mark is not opposed to the project, he is opposed to the variance for size exceeding the community standards for safety.

Lucy Hardcastle - If we need tourist dollars and don't want to turn our neighborhoods into mini hotels via vacation rentals, doesn't it make sense to accommodate that need?

Commissioner Koenigshofer – doesn't know that "our need" has been sufficiently defined. Not sure how the hotel opening would affect the vacation rental market, housing, workforce housing, availability of housing and affordable housing. The community doesn't have a duty to redefine itself to meet external demands. Sometimes the adaptations lead to a diminished quality of life for residents and quality of experience for visitors.

Chris – is concerned about character of the awful size of the project. We don't need to transform our community as Eric said earlier.

Chair Wink – There continues to be a lot of concerns about the Lok development. Wants to echo Rep. Nicholls in thanking Commissioner Koenigshofer for the invitation to view the property and it gave her a better appreciation of the size of the project to see the stakes and the markings on the trees. The item goes before the Planning Commission again in February. We will continue to monitor this project until we meet again in January. **Commissioner Koenigshofer** thinks it is good to keep it on the agenda and to keep listening to the community.

Chris – Would not like to see Guerneville converted into a Healdsburg – if people want beautiful large hotels they should visit Healdsburg.

- b. **UPE21-0056** Timberland Conversion (7250 Giovanetti Rd, Forestville)
Planner: Marina.Herrera@sonoma-county.org or 707-565-2397

This application is stalled. They have to deal with illegal tree removal and other issues. Marina's letter states:

"application was submitted prematurely. You must first secure a **Zoning Permit for a Minor Timberland Conversion to address illegal tree removal to date**, prior to seeking an additional entitlement, specifically a Use Permit for a Major Timberland Conversion and proposed cannabis use. As you are aware, Code Enforcement Action has taken place on the subject property in regards to the removal of 3 acres of timberland without the proper permits. An Abatement Hearing took place on January 26, 2018, followed by a Settlement Agreement executed on June 15, 2021."

- c. **PLP21-0003 Monte Rio Gas Station Permit application**

Planner: Doug Bush Doug.Bush@sonoma-county.org , 707-565- 5276

Doug Bush reports that the application was incomplete, doesn't meet zoning standards, and is inconsistent with the General Plan. Permit Sonoma recommended applicant revise or withdraw their application. Permit may be cancelled by this week.

- d. **PLP20-0018** Re-zoning sites for Housing Planner: Nina Bellucci 707-565-1236
<https://sonomacounty.ca.gov/PRMD/Regulations/Housing/Rezoning-Sites-for-Housing/Resources-and-Documents/>

Nina Belluci - The re-zoning project is being done to get ahead of the curve on the Housing Element Adoption next year by identifying potential sites in advance. This topic will go back to the MAC.

Call for agenda Items

Status of Rotten Robbie Gas Station in Forestville

Adjournment - Motion to adjourn by Rep. Nic Pereira, seconded by Rep. Mike Nicholls, passed unanimously and the meeting was adjourned at 6:37p.m.

Documents related to open session agendas:

Any writings or documents provided to a majority of the Lower Russian River Municipal Advisory Council regarding any item on this agenda after the posting of this agenda and not otherwise exempt from disclosure will be made available for public review at 575 Administration Drive, Room 100-A, Santa Rosa, CA, during normal business hours.

Disability Accommodations:

The Lower Russian River Municipal Advisory Council will make reasonable accommodations for persons having special needs due to disabilities. Please contact the Fifth District Field Representative at 707-565-2866 during regular business hours at least 48 hours prior to the meeting to ensure necessary accommodations are made.

Lower Russian River MAC

Regular Meeting schedule:

- Thursday, December 16, 2021, Location TBD, 5:30 p.m.
- Thursday, February 17, 2022, Location TBD, 5:30p.m.
- Thursday, April 21, 2022, Location TBD, 5:30p.m.
- Thursday, June 16, 2022, Location TBD, 5:30p.m.
- Thursday, August 18, 2022, Location TBD, 5:30p.m.
- Thursday, October 20, 2022, Location TBD, 5:30p.m.
- Thursday, December 15, 2022, Location TBD, 5:30p.m.

Please visit the Lower Russian River MAC website for agendas, including meeting location and time:
[Sonomacounty.ca.gov/lrrmac](https://sonomacounty.ca.gov/lrrmac)