

THE SPRINGS REDEVELOPMENT ADVISORY COMMITTEE (RAC)
Amended Minutes for Regular Meeting
Thursday, April 2, 2009
Boys and Girls Club of Valley of the Moon

1. Call to Order

Chairperson Stephen Cox called the meeting of the Springs Redevelopment Advisory Committee (RAC) to order at 7:05 p.m.

2. Roll Call

Present: Stephen Cox, Donna Hays, Richard Lee, Ryan Lely, and David Whiteley. Kara Olness Reyes arrived at 7:07 p.m. and Ellen Conlan arrived at 7:09 p.m. Also present were Community Development Commission Executive Director Kathleen Kane, Redevelopment Manager Cas Ellena, Interim Redevelopment Associate Judith Miller, and approximately seven (7) members of the public during the course of the meeting. This meeting was recorded by SVTV-27.

Stephen Cox, Chair, proposed modifying the Agenda to accommodate Scott Johnson's report on Las Palmas by moving New Business for consideration after Monthly Reports.

3. Minutes

Approval of the Minutes of the Regular RAC Meeting of March 5, 2009 was tabled due to a lack of a quorum to take any action. Kara Olness Reyes and Ellen Conlan were absent at this point in the meeting (they arrived after this item was tabled) and Stephen Cox and Ryan Lely indicated that they would need to abstain from a vote due to absence from the March 5th meeting.

4. Public Comment on Non-Agenda Matters

None

5. Correspondence

A copy of a thank you letter sent to the Department of Transportation and Public Works (DTPW) regarding new street lighting from a Vallejo Avenue Resident was received after the packet was mailed and was handed out at the meeting.

6. Old Business

A. Monthly Reports

Cas Ellena went over the current financials and then introduced Kevin Howze from DTPW who gave an update on the Hwy. 12 Improvement Project. The above-ground work has escalated and the curbs and sidewalks are being poured. Mr. Howze informed the RAC that one (1) business complaint has been received regarding declining business due to the Hwy. 12 construction. DTPW is now in the process of posting signs throughout the area indicating "all businesses open during construction", as well as directional signs towards parking.

Ms. Ellena introduced Laurie Decker, Economic Development Project Manager for the Sonoma Valley Economic Development Partnership (EDP). Ms. Decker gave an update on EDP activities.

Ms. Ellena introduced Marty Edwards, owner of the Clemente Inn. Ms. Edwards gave information on what she could and could not do with the Clemente Inn site and what she would like to see happen.

Ms. Ellena then continued with the project updates.

7. New Business

A. *Las Palmas*

Scott Johnson of New Pueblo made a request of the RAC for a support letter regarding Safe Routes to School (SR2S) Funding Application submitted by the County of Sonoma Regional Parks Department for the construction of new pedestrian facilities within the community of Fetters Hot Springs, within the Las Palmas development and adjacent to the Las Palmas residential development. This route would connect the Charter School with Flowery School without having the students walk along Hwy. 12. The route would also provide connection to the current Sonoma Valley Trail. Mr. Johnson went on to describe the Las Palmas residential development and the incorporation of solar and LEED Certification elements in the development.

Stephen Cox asked for a motion to send a letter of support for the Safe Routes to School; Ellen Conlan made the above motion and Ryan Lely seconded it. There was no discussion and the motion carried 7-0.

Public Comment - None

6. Old Business – continued

B. *Façade Improvement Program*

Ms. Ellena opened the discussion on the Façade Improvement Program stating that when attempting to put the existing Façade Improvement Program outline into a full program design format, as requested by the RAC, and after having it reviewed by County Counsel, it became evident that several issues should be addressed such as the need for all loans to be secured, including business tenant loans, and the need for façade improvements to be visible from the public right-of-way. Additional improvements could be provided for through a commercial rehabilitation program. County Counsel advised the CDC that a formal program should be adopted per State Redevelopment Law if it is going to be providing commercial rehabilitation loans. CDC staff requested feedback from the RAC regarding a two-part program to provide for a façade improvement component and commercial rehabilitation component. Several RAC members made comments with the consensus being to direct staff to base the program on the existing outline as much as possible, incorporate County Counsel's opinions, and provide for a two-part program to include façade improvements and commercial rehabilitation improvements. Staff will return with recommendations regarding the specifics of the program at the May RAC meeting.

B. *Gateway Arch Program*

Due to time constraints, this item was carried over to May 7th meeting.

8. Agenda for Next Meeting

Call to Order; Roll Call; Minutes of March 5 and April 2; Public Comment; Correspondence; Old Business: Monthly Reports (to include discussion on Highway 12 parking), Façade Improvement/Commercial Rehabilitation Program, Gateway Arch Public Art; Agenda for Next Meeting; Next Meeting; Adjournment

9. Adjournment

The meeting adjourned at 9:07 p.m.

10. Next Meeting:

May 7, 2009, 7:00 p.m., Boys & Girls Club of Valley of the Moon, 100 Verano Ave., Sonoma

Attachments:

Audience Sign-in Sheet – April 2, 2009 meeting

Thank you letter to DTPW from Vallejo Avenue Resident, dated March 25, 2009

Draft Minutes from March 5, 2009