



RRROC

1440 Guerneville Road • Santa Rosa, California 95403-4107
(707) 565-7500 • RRROC@sonoma-county.org

Residential Tenants

Suzie Baxman
Sara Ronis
Catherine Young

Residential Property Owner- Occupants and Residential Property Owners

Dan Fein
Tom Lynch
John Uniack

Business Owners/Business Property Owners

Lynn Crescione
Gary Getchell
Ken Wikle

MINUTES FOR REGULAR RRROC MEETING

Thursday, August 21, 2008, 6 PM
Monte Rio Community Center, 20488 Highway 116, Monte Rio, CA

1. Call to Order of the Regular RRROC Meeting

Chairperson Ken Wikle called the meeting of the Russian River Redevelopment Oversight Committee (RRROC) to order at 6:05 PM.

2. Roll Call

Roll call: present were Lynn Crescione, Dan Fein, Gary Getchell, Tom Lynch, John Uniack, Ken Wikle, and Catherine Young. Also present were Supervisor Mike Reilly, Community Development Commission Executive Director Kathleen Kane, Redevelopment Manager Boris Sztorch, Acting Redevelopment Associate Judith Miller, Senior Office Assistant Michael Brown, Captioner Jane James, and approximately twelve (12) members of the public during the course of the meeting.

Swearing In of New Members

Supervisor Mike Reilly swore in Suzie Baxman and Sarah Ronis as new RRROC members (in the Residential Tenant category).

3. Minutes

Lynn Crescione made a motion to approve the July 17, 2008 Meeting Minutes; seconded by Catherine Young and the motion passed 8-0-1, with Dan Fein abstaining.

4. Public Comment on Non-Agenda Matters

Lloyd Guccione
Andy Gustufson

5. Information

Sharing

Gary Getchell spoke on an article in the San Francisco Chronicle, dated July 21, 2008, regarding the redevelopment of the Western Addition in San Francisco. Getchell quoted the article as stating that after 40 years of redevelopment, and looking back at failures, the administration wasn't listening to the community, and homes and businesses were lost.

John Uniack mentioned that the first Vet Connect event was held in Guerneville last week which was a success. The next event is planned on Thursday, August 28, from 12 noon to 4 PM at the Vet's Building. Uniack invited everyone to tell all the Vets to come and to learn about available services.

6. Correspondence

John Uniack expressed appreciation for the information and correspondence in the packet.

Catherine Young thanked the CDC for the letters to Senators and Assembly Representatives regarding the potential loss of redevelopment funds. There was no public comment.

7. Monthly Reports

Boris Sztorch presented the current Redevelopment Projects and the Financial Report included in the RRROC meeting packets and asked for questions. Sztorch introduced Judith Miller who will be replacing Vicki Sacksteder while she is out on leave.

John Uniack requested financial information regarding EcoRing's upcoming travel shows in Seattle, WA and Los Angeles, CA. Specifically, how much of the travel budget was being paid from redevelopment funds. Uniack also asked about the status of the Guerneville Fifth and Mill Housing Project. Sztorch reported that Burbank Housing is continuing to work with PRMD to submit documents as required to obtain land use approvals.

John Uniack asked for additional information about breakdown of administrative expenses between Housing/Non-Housing. Kathleen Kane provided explanation of how different types of expenses are charged to different funds.

Tom Lynch mentioned that Kyla Brooke had discussed the potential for redevelopment funding of a Monte Rio sewer feasibility project with Boris Sztorch and had questions. Wikle asked Lynch to discuss the item with Sztorch after the meeting since it was not on the meeting's agenda.

Public Comment

Lloyd Guccione

Lee Torr IV

Tim Lipinski

8. Subcommittee Reports

A. Design Guidelines Steering Committee

This committee has been dissolved.

B. Housing Subcommittee

Ken Wikle reported that the Housing Subcommittee did not meet in August. The next meeting is on the first Tuesday in September at 6:15 PM at the Russian River Fire Department building.

C. Strategic Planning Subcommittee

Lynn Crescione reported that the Strategic Planning Subcommittee had not met since the last RRROC meeting and intended to meet by the next RRROC meeting.

D. Election Subcommittee

Dan Fein reported that the Election Subcommittee has not met since the last RRROC meeting but will be meeting this month.

E. Restroom Subcommittee

No report.

F. Infrastructure Subcommittee

John Uniack reported that the Infrastructure Subcommittee met on August 13th and discussed grant funding for tree removal in the Redevelopment Area. Uniack also discussed the need to advertise for more public members of the subcommittees by putting notices in the local newspapers. Dan Fein suggested that all subcommittee appointments be published at the same time to save money.

The next Infrastructure Subcommittee meeting will be held at 6 PM on the second Wednesday in September at the Russian River Senior Center on Armstrong Woods Road.

G. Communication and Outreach Subcommittee

Catherine Young reported that the Communication and Outreach Subcommittee did not meet this month. The next meeting is the second Thursday of September at 6 PM at River Park. Young reported that Praxis Architects is willing to put up story boards along the foundation lines. Catherine also thanked Lloyd Guccione for his comment about the signs.

H. River Park and Recreation Subcommittee

Tom Lynch reported that the Subcommittee met Monday at the Monte Rio Community Center. Lynch reported that John De Salvo had drawn plans for an outdoor stage at the Guerneville River Park and the Monte Rio Tennis Courts. Lynch stated that Regional Parks is working on hiring Bay Area Economics (BAE) to provide economic justification for Russian River Stage. The Subcommittee took a straw poll on whether to support the project and the outcome was 5-0-2 with Brian Grant and John Uniack abstaining. This matter may be brought to the RRROC in October.

I. Ad Hoc-Subcommittee Terms, Policies & Procedures

Dan Fein reported that the Subcommittee did not meet last month.

Fein asked the two new RRROC members if they wanted to be on a subcommittee. Ken Wikle stated that the new members can ask to join any of the subcommittees at any time and invited them to serve on the Housing Subcommittee. Kathleen Kane noted that official appointment to subcommittees formed by the RRROC would have to be placed on a RRROC meeting agenda for action. New RRROC members were advised to contact Ken Wikle regarding serving on subcommittees.

Public Comment
Lloyd Guccione

-----10 minute break-----

9. Old Business

A. Request for Redevelopment Funds for the Housing Rehabilitation Program

There was discussion regarding ratifying the vote to recommend approval of an additional \$250,000 to augment the Housing Rehabilitation Program. Tom Lynch made a motion to approve \$250,000 for the Housing Rehabilitation Program; seconded by Lynn Crescione; motion carried 8-0-1 with John Uniack opposed.

Public Comment
Lloyd Guccione

B. Russian River Redevelopment Corridor Design Guidelines

Boris Sztorch briefly introduced the item and Greg Carr, Permit and Resource Management Division (PRMD) and consultant Deirdre Callaway, RRM Design Group, who worked with the Design Guidelines Steering Committee in preparing the Design Guidelines.

Suzie Baxman pointed out that there are six mistakes of road names in the Guidelines related to where River Road stops and Main Street and Highway 116 begins.

John Uniack expressed the following concerns: that there was no reference of a “green building” ordinance in the document, that some provisions in the document violate the 35 foot allowable building height contained in the Building Code, and that there are problems with the Traffic Study.

Uniack was also concerned about lighting matching the building and light pollution. Uniack stated that the Guidelines need to be reworked.

Lynn Crescione stated that all lighting should be downfacing.

Gregg Carr said that the County has new standards coming out in the General Plan and that the County is moving toward a green building ordinance. Carr recommended that the Guidelines clearly state whether they are purely advisory or mandatory. Carr emphasized that mandatory guidelines can be flexible where it is clearly stated.

Ken Wikle stated that he cannot give his approval of the document without clarification as to whether the document is advisory or mandatory.

Catherine Young asked if PRMD would help to ensure the document is clear. Young asked whether CDC would provide funds for a review of the Design Guidelines after two years. Kathleen Kane indicated that a request for additional funding to conduct a two-year review would need to go to the Board of Supervisors.

Tom Lynch expressed concern that business owners and property owners were initially told that the Guidelines would be advisory if they are now, after the fact, told that the Guidelines are mandatory.

Public Comments

Lee Torr, IV
Lloyd Guccione

Dan Fein made a motion to carry this item to the next RRROC Meeting; John Uniack seconded; motion carried, 9-0-0.

Public Comment

Lee Torr IV
Gillian Hayes
Lloyd Guccione

C. Subcommittee Terms, Policies & Procedures

Carried over to September 18th Agenda.

10. New Business

A. Appointment of RRROC Member(s) to the Public Restroom Subcommittee

John Uniack made a motion to have the two new RRROC members, Sarah Ronis and Suzie Baxman, serve on the Public Restroom Subcommittee; motion seconded by Lynn Crescione; motion carried 7-0-2 with Sarah Ronis and Suzie Baxman abstained. Both Ms. Ronis and Ms. Baxman agreed to serve. Sarah Ronis volunteered to be the Chair of the Restroom Subcommittee.

Public Comment

Lenny Weinstein

11. Public Comment - *continued*

Lloyd Guccione

12. Agenda for September Meeting:

The following items were recommended for inclusion in the September 18, 2008 Agenda: Call to Order; Roll Call; Approval of Minutes for August 21, 2008; Public Comment; Information Sharing; Correspondence; Monthly Reports; Subcommittee Reports; Old Business: Subcommittee Terms, Policies and Procedures; Russian River Corridor Design Guidelines; New Business: Strategic Plan Subcommittee recommendation re: Strategic Plan document, Subcommittee Admin Support Issues, Supervisor Mike Reilly regarding RRROC Procedures; Public Comment; Agenda for Next Meeting, and Adjournment.

RRROC members requested a summary of information gathered by CDC staff regarding possible acquisition of the River Theater by the Redevelopment Agency.

13. Adjournment:

The meeting adjourned at 9:50 PM.

Next Meeting:

Regular Meeting, September 18, 2008, Guerneville Vet's Hall, First and Church Streets, Guerneville, CA

NOTE: A RECORDING OF THE MEETING IS AVAILABLE ON CD AT THE GUERNEVILLE LIBRARY FOR LISTENING PURPOSES ON SITE OR YOU MAY PURCHASE A COPY OF THE RECORDING FROM THE REDEVELOPMENT AGENCY FOR \$5.00 BY CALLING (707) 565-7523.