



**AGENDA
MEETING OF THE PLANNING COMMISSION**

WEDNESDAY, JANUARY 4, 2012

PUBLIC SESSION: 6:30 p.m.

CLOVERDALE PERFORMING ARTS CENTER, 209 N CLOVERDALE BLVD, CLOVERDALE, CA 95425

The Cloverdale Planning Commission welcomes you to its meetings that are typically scheduled for the 1st Wednesday of the month. Your interest and participation are encouraged and appreciated. ***Please silence all pagers, cellular telephones and other communications devices upon entering the meeting.***

ADDRESSING THE PLANNING COMMISSION:

When asked to do so by the Chair, those wishing to address the Commission are asked to step up to the podium. Speak directly into the microphone so everyone in the audience can hear your comments and so they'll be recorded into the official record. State your name and City of Residence for the record. Per City Council Policy, three (3) minutes are typically allotted to each speaker. However, the Planning Commission Chair may revise the amount of time allotted. Public comments will normally be received after staff presentations on an agenda item and before the Commission starts deliberations.

We may disagree, but we will be respectful of one another.

All comments will be directed to the issue at hand, and addressed to the Planning Commission.

Personal attacks are unacceptable.

DISABLED OR SPECIAL NEEDS ACCOMMODATION: In compliance with the Americans with Disabilities Act, if you need assistance to attend or participate in a meeting, please contact the City Clerk's office at 894-2521. Notification at least 48-hours prior to the meeting will assist the City Clerk in assuring that reasonable accommodations are made to provide accessibility to the meeting.

WAIVER WARNING: If you challenge decisions/directions of the Planning Commission in court, you may be limited to raising only those issues you or someone else raised at public hearings(s) described in this Agenda, or in written correspondence delivered to the City of Cloverdale at, or prior to, the public hearing(s).

OPENING:

- Call To Order
- Pledge Of Allegiance
- Roll Call
- Agenda Review (changes/deletions)
- Declaration of Conflicts of Interest

PUBLIC COMMENT PERIOD:

Under this item, citizens may speak on matters within the Planning Commission’s jurisdiction, which are not on the agenda. The Planning Commission is prohibited under the Public Meeting Law from taking action on matters that are not on the agenda, however, the Commission may take citizen’s input under advisement, direct staff to place the matter on a future agenda for discussion and/or possible action or refer matters to staff for follow-up.

NON-PUBLIC HEARING ITEMS:

1. Minutes Review:

Consideration and possible motion action (by voice vote) to approve meeting minutes: November 2, 2011

PUBLIC HEARING ITEMS:

2. Conditional Use Permit 031-2011

Applicant: Mr. Mark Ihde
Project Location: 543 N. Cloverdale Blvd., Cloverdale (APN 001-021-020)
Project Description: Consideration and possible action on a Conditional Use Permit to allow a second hand retail thrift store with incidental donations operated by Goodwill Industries of Redwood Empire in an existing commercial building
Environmental Assessment: Categorically Exempt: Section 15301, CEQA Guidelines – Existing Facilities

3. Zoning Ordinance Revisions

Applicant: City of Cloverdale
Project Location: Citywide
Project Description: Consideration and possible action on a Negative Declaration and revised Zoning Ordinance to implement the General Plan, to make policy modifications that came to light during the implementation process, to eliminate duplication and inconsistencies, to correct negligible text errors, and to reorganize the document to make it more concise. No revisions to the Zoning Map or zoning of particular properties are proposed.
Environmental Assessment: A Negative Declaration has been prepared for consideration.
Staff Recommendation: That the Planning Commission review the draft Zoning Ordinance and Negative Declaration and recommend approval of Resolution 001-2012 which recommends that the City Council adopt a Negative Declaration and the revised Zoning Ordinance.

STUDY SESSION:

4. City of Cloverdale 2011 General Plan Year-End Report

Project Location: Citywide
Project Description: Review and Discuss the City of Cloverdale 2011 General Plan Year- End Report
Environmental Assessment: This General Plan Year-End Report is not a project, and, therefore, is not subject to the California Environmental Quality Act (CEQA)
Staff Recommendation: That the Planning Commission review the General Plan Year-End Report and, by motion, forward the report with any amendments to the City Council, Governor's Office of Planning and Research, and the State Department of Housing and Community Development.

OTHER BUSINESS:

PLANNER'S REPORT: This verbal report is for informational purposes only.

PLANNING COMMISSION DIRECTION TO STAFF:

SPECIAL ITEM:

- **Nomination and Appointment of Planning Commission Chair for Calendar Year 2012**
- **Nomination and Appointment of Planning Commission Vice-Chair for Calendar Year 2012**

ADJOURNMENT: Adjourn to the next meeting Wednesday, February 1, 2012 at 6:30 p.m., Cloverdale Performing Arts Center, 209 N Cloverdale Blvd, Cloverdale, CA 95425.

The City does not transcribe its proceedings. Anyone who desires a verbatim record of this meeting should arrange for attendance by a court reporter or for other acceptable means of recordation. Such arrangements will be at the sole expense of the individual requesting the recordation. Questions about this agenda should be directed to City Hall at 707/894-1701.

State of California

County of Sonoma

City of Cloverdale

CERTIFICATION

I, Briana Herpst, 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 30th day of December, 2011, at or before 5:00 p.m.

Briana Herpst, Deputy City Clerk