



**AGENDA  
MEETING OF THE PLANNING COMMISSION**

**WEDNESDAY, FEBRUARY 1, 2012**

**PUBLIC SESSION: 6:30 p.m.**

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

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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:  
January 4, 2012

**2. Major Design Review 003-2012**

Applicant: Anthony & Jocene King  
Project Location: Cherry Creek Road, Cloverdale (APN 001-320-069 thru -075)  
Project Description: Consideration and possible action on Major Design Review application for seven new single family dwelling units  
Environmental Assessment: Categorically Exempt: Section 15322, CEQA Guidelines – Infill Development Projects  
Staff Recommendation: That the Planning Commission consider the application and by Resolution approve the requested Major Design Review application (MDR 003-2012), subject to the recommended conditions of approval.

**PUBLIC HEARING ITEMS:**

**3. Conditional Use Permit 002-2012**

Applicant: Ken French & Wilairux Horpibulsuk  
Project Location: 1198-C S. Cloverdale Blvd., Cloverdale (APN 116-310-065)  
Project Description: Consideration and possible action on a Conditional Use Permit to allow a restaurant in an existing commercial building  
Environmental Assessment: Categorically Exempt: Section 15301, CEQA Guidelines – Existing Facilities  
Staff Recommendation: That the Planning Commission consider the application and by Resolution approve the requested Conditional Use Permit (CUP 002-2012), subject to the recommended conditions of approval.

**OTHER BUSINESS:**

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

**PLANNING COMMISSION DIRECTION TO STAFF:**

**ADJOURNMENT:** Adjourn to the next meeting Wednesday, March 7, 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, Roberto J. Bartoli, Jr., 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 27<sup>th</sup> day of January, 2012, at or before 5:00 p.m.

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Roberto J. Bartoli, Jr., Assistant Planner