



124 N. Cloverdale Boulevard
Cloverdale, CA 95425
Phone: 707-894-2521
www.cloverdale.net

**AGENDA
PLANNING COMMISSION**

TUESDAY, MAY 2, 2023

**6 PM
CLOVERDALE PERFORMING ART CENTER
209 N. CLOVERDALE BOULEVARD, CLOVERDALE, CA 95425**

**THIS MEETING IS OPEN TO THE PUBLIC IN
PERSON AND VIA THE ZOOM LINKS BELOW**

PUBLIC PARTICIPATION:

The Planning Commission welcomes public interest, attendance, and participation at meetings. Attendees may join open session both in-person at the **Cloverdale Performing Arts Center, 209 N. Cloverdale Blvd**, virtually at www.zoom.us/join, or by telephone: 1.669.900.6833, both using **Meeting ID: 876 6207 7387**; or directly online at <https://us02web.zoom.us/j/87662077387>. Planning Commission meetings are also streamed on YouTube via live webcast at cloverdale.net/youtube. Effective March 1, 2023, if a technical issue arises with Zoom or the phone dial-in option, the meeting will continue unless it is being held pursuant to the provisions of Assembly Bill 2449.

Members of the public may provide comment on an agenda item in-person or online via Zoom during the public comment periods. Zoom attendees will be muted until they are called upon by the Chair or City Clerk. To make a public comment on Zoom, use the raise hand icon, or dial *9 if you are calling in. Please state your name for the record. Once you start, you will have three (3) minutes to speak. Please note the Commission is unable to respond directly to questions or enter into dialogue with commenters. Written comments may alternatively be submitted prior to the meeting via email to the City Clerk at cityclerk@ci.cloverdale.ca.us. Please note, all written comments received are considered public records and subject to disclosure under the California Public Records Act.

COMMISSIONER PARTICIPATION:

Commissioners participate in person or teleconference methods consistent with provisions of the Brown Act unless the meeting is being held pursuant to provisions of [Assembly Bill 2449](#). The Commission may recess for breaks and agenda items may be taken out of order.

A. OPENING PUBLIC SESSION

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Conflict of Interest Declaration
5. Agenda Review (Changes and/or Deletions)

B. PUBLIC COMMENTS:

Any person wishing to speak to the Planning Commission on any item not listed on the agenda may do so at this time. Members of the public have the right to speak on any item on the Planning Commission Agenda at the time the item comes up for consideration. Pursuant to the Brown Act, the Planning Commission is not allowed to consider issues or take action on any item not listed on the agenda. Three minutes are typically allotted to each speaker.

C. COMMUNICATIONS

The Commission may discuss at this time written communications sent to Commissioners since the last Planning Commission meeting. Written communications to be discussed will be listed below, if any.


D. CONSENT CALENDAR:

All items under the Consent Calendar will be considered together by one action of the Planning Commission unless any Commissioner or member of the public requests that an item be removed and considered separately.

D.1 Approval of Minutes - April 4, 2023

Recommended Action(s):

Approve the April 4, 2023 Draft Minutes

 [April 4, 2023 - Draft Minutes](#)

E. PUBLIC HEARINGS

E.1 Pre-Zoning/Annexation of 9.27+/- acres

Recommended Action(s):

Adopt a Resolution Entitled, "Resolution of the Planning Commission of the City of Cloverdale recommending to the City Council adoption of an ordinance rezoning approximately 9.27 +/- acres of developed land commonly known as the six acres annexation area (APNs 116-290-001 to -009; 011 to -015; -017; -019 to -022; -024: 116-310-001) to the "two-family residential (r-2)" zoning district"

CEQA: Categorically Exempt under Section 15319

 [Staff Report](#)

 [Attachment 1 - Resolution](#)

 [Attachment 1a - Exhibit A - Ordinance](#)

 [Attachment 2 - Six Acres Mutual Water Co. Pre-Annexation](#)

 [Attachment 3 - Six Acres Annexation Map](#)

 [Attachment 4 - Fire District Comments](#)

E.2 Municipal Code Amendments

Recommended Action(s):

Adopt a Resolution Entitled, "Resolution of the Planning Commission of the City of Cloverdale

recommending to the City Council the adoption of an ordinance amending Cloverdale Municipal Code sections 18.09.030: Fences, Walls, and Hedges, 18.08.010: Planned Unit Development (PD) Zoning District, 18.03.150: Design Review – Major and Minor, 10.28.070: Twenty Minute Parking, table 18.04.040-a: Uses Permitted in Residential Zoning Districts, table 18.05.030-a: Uses Permitted within Commercial Zoning Districts, table 18.06.030-a: Uses Permitted within Industrial Zoning Districts, 18.09.295: Special Development Standards for live-work units and deleting section 18.09.160: Large Family Day Care"

CEQA: Exempt under Section 15061(b)(3) and Government Code 65852.21 and 66411.7

 [Staff Report](#)

 [Attachment 1 - Resolution](#)

 [Attachment 2 - Exhibit A - Draft Ordinance](#)

 [Attachment 2 - Exhibit B - Muni Code Excerpts](#)

F. NEW BUSINESS

G. COMMISSIONER REPORTS

H. DEPARTMENT REPORTS

I. COMMISSION DIRECTION ON FUTURE AGENDA ITEMS

J. ADJOURNMENT

To the next regular meeting of the Planning Commission scheduled for June 6, 2023

CERTIFICATE OF POSTING

I, Mike Maloney, City Clerk, do hereby declare under penalty of perjury that the foregoing agenda was posted on 1) the outdoor bulletin board at City Hall, 124 N. Cloverdale Blvd., Cloverdale, CA 95425, and 2) Cloverdale Performing Arts Center, 209 N. Cloverdale Blvd., Cloverdale, CA 95425; online at www.cloverdale.net/agendacenter and made available for public review at least 72 hours prior to the meeting as required by the Brown Act.

Date posted: 4.27.2023 | **Time posted:** 1 p.m. | **City Clerk Signature:** s/Mike Maloney

IMPORTANT NOTICES REGARDING PLANNING COMMISSION MEETINGS AND DECISIONS

DISABLED OR SPECIAL NEEDS ACCOMMODATION: In compliance with the Americans with Disabilities Act, if you need assistance to attend or participation in a City Council meeting, please contact the City Clerk's office at 894-2521. Notification at least 72 hours prior to the meeting will assist the City Clerk in assuring those reasonable accommodations are made to provide accessibility to the meeting.

AB343 REQUIREMENTS: Any writings or documents provided to a majority of the City Council regarding any item on this agenda will be made available for public inspection in the City Hall offices located at 124 N. Cloverdale Blvd., Cloverdale, CA 95425 during normal business hours.

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

TRANSCRIPTIONS: The City does not transcribe its proceedings. Anyone who desires a verbal record of this meeting should arrange for an attendant by a court reporter or for other acceptable means of recording. Such arrangement will be at the sole expense of the individual requesting the recordation. Question about this agenda should be directed to

City Hall at 707-894-2521. Video recordings are available at cloverdale.net/agendacenter

APPEAL OF ACTION: In Compliance with Municipal Code 18.03.040, the decisions of the Planning Commission are final unless an appeal is filed with the City Clerks Office within ten consecutive days following the date of action.

The City of Cloverdale thanks you in advance for taking all precautions to prevent spreading COVID-19.