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**MINUTES - FINAL**  
**SPECIAL PLANNING COMMISSION MEETING**

**WEDNESDAY, MARCH 2, 2022**

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

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**A. OPENING: 6:30 p.m.**

- Call to Order: Vice Chair Shanahan called the meeting to order at 6:30 p.m.
- Pledge of Allegiance: The Pledge of Allegiance was led by Commissioner Spingler.
- Roll Call
  - Chair: Assay (Absent)
  - Vice Chair: Shanahan (Present)
  - Members: Hoevertz, Sanders, Spingler, Wagy (Present)
- Agenda Review (changes/deletions): There were no changes.
- Declaration of Conflicts of Interest: There were none.

**B. PUBLIC COMMENTS:**

Vice Chair Shanahan allowed for public comments. There were no public comments.

**C. CONSENT CALENDAR:** All items under 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.

C.1 Minutes of the February 1, 2022, Planning Commission meeting.

**Action(s):** The minutes of the February 1, 2022 Planning Commission meeting were adopted.

C.2 A Resolution of the Planning Commission of the City of Cloverdale authorizing continued remote teleconference meetings of the Planning Commission in compliance with Assembly Bill 361

**Action(s)**

Resolution 006-2022 was adopted, titled, "A Resolution of the Planning Commission of the City of Cloverdale authorizing continued remote teleconference meetings of the Planning Commission in compliance with Assembly Bill 361"

Motion was made by Commissioner Wagy, second by Commissioner Sanders to approve the Consent Calendar as submitted. Passed 5 – Ayes 0 – Noes, 1 – Absent.

**D. NEW BUSINESS:**

D.1 Update /presentation on the 6th Cycle Housing Element Update by 4leaf Inc.

Luke Lindenbusch, 4Leaf Inc., outlined the community engagement program utilized to assess housing needs and opportunities. The housing needs and opportunities survey included stakeholder interviews and door to door canvassing, with emphasis on low-income communities and communities of color and renters. He outlined alternatives to shape and meet the Regional Housing Needs Allocation (RHNA). Cloverdale's total RHNA allocation will increase to a total of 278. He outlined potential new programs, including housing on city-owned, church and school sites; a workforce/affordable housing overlay that allows flexibility on implementation; allowing enhanced density bonuses beyond State requirements; and a housing land trust for deed restricted homeownership opportunities for moderate and low income buyers. Next steps include: preparing the draft Housing Strategy for a City Council workshop in Spring 2022; the draft Housing Element/Sites Inventory will be released for public and Housing and Community Development (HCD) review, during which time CEQA review will be completed; and in late 2022 the draft Housing Element and CEQA document will be considered by the Planning Commission for recommendation and the City Council's action.

Commissioner Sanders noted potential problems with the land trust model, including restricting the pool of buyers on resale. As the inventory ages, the turnover may result in less property maintenance. Commissioner Wagy has observed some lessened pride of ownership. Commissioner Spingler talked about the lack of homeownership opportunities without the land trust and suggested considering an HOA to ensure upkeep. Staff will arrange for a presentation by the Land Trust.

Commissioner Wagy would like the checklist from HCD that reflects the points available for pursuing the Prohousing designation. Commissioner Spingler would like to know the implications before pursuing the designation.

Commissioner Spingler supports Accessory Dwelling Units (ADU). Assistant City Manager Thompson responded the Housing Element implementing policies could encourage developers to include ADUs in exchange for relief from inclusionary requirements. Commissioner Sanders likes the idea of allowing separate ownership of ADU properties. Commissioner Spingler supports the alternative of retaining ownership of the dwelling until passed to surviving children. Vice Chair Shanahan would like church sites to be able to have ADU rentals.

Commissioner Sanders spoke in support of the City purchasing properties to include in the land trust.

Commissioner Spingler suggested using the B list approach for the No Net Loss alternatives instead of tying the City's hands for a few points that would not be critical to the Prohousing designation.

Commissioner Sanders suggested reducing the 130% in the No Net Loss policy option A to 115%. This would utilize both strategies, and the B list would continue to be available the following years.

Commissioner Spingler asked about opportunities for rezoning. Consultant Lindenbusch responded that State provisions prohibit down zoning. Commissioner Sanders suggested the use of the housing overlay instead. Assistant City Manager Thompson will provide more information on the current buffer percentage. Consultant Riley recommended use of the B list of sites. Assistant City Manager Thompson explained the State would question whether a site is truly viable if it is not being developed.

Commissioners had consensus that they support ADUs and use of the B list.

Consultants Lindenbusch and Riley outlined non-unit housing objectives, e.g. homeless services, senior care facilities, rehabilitation of existing housing stock, or things other than production. There must be quantifiable objectives. It is not required and would be an extra accountability layer with the annual report. Commissioner Hovertz noted this would include non units, e.g. homeless population temporary structures. She asked about the staff implications to have this accountability. Assistant City Manager Thompson responded that the Housing Element would be less streamlined. Commissioner Spingler disfavors redundancy. Vice Chair Shanahan believes it would have more teeth if included in the Housing Element and assist with accountability. Consultant Riley stated that ABAG reports include quantified accounting. The question is whether the City wants a stand alone policy. Assistant City Manager Thompson stated there are some required policies to have the Housing Element certified. If the Commission wants to represent to HCD that they desire the same emphasis on these needs, then they could include it in the Housing Element. Consultant Riley responded that she does not believe anything in the special housing needs would help with the Prohousing designation. Commissioner Sanders stated then there is no reason not to include it. There was consensus by Commissioners to include this objective.

Commissioners voiced consensus to allow housing on churches and school sites. Commissioner Wegy asked about the zoning text amendment and a workforce housing overlay. Consultant Riley responded that a zoning text amendment is easier and faster, but it would open up every City, school, and church site as being appropriate for housing. The overlay would only allow development. Applicants would still have the opportunity to request a zoning change. There was consensus on including the housing overlay.

Commissioner Spingler asked whether the City could specify where to build density bonus housing. Consultant Riley believes areas could be specified. However, specifying lot development would be construed as spot development. Assistant City Manager Thompson believes the density bonus may apply to a whole zone.

Commissioner Sanders likes density bonuses, but offering bonuses to market rate developers could be a huge undertaking. Commissioner Hovertz expressed concern about reduced parking and suggested considering a modified policy that would be less extreme than the State's policy. There was consensus by the Commission to explore a density bonus policy during this cycle.

There was consensus by Commissioners to request a presentation by the Land Trust. There was also consensus to follow Consultant Riley's recommendation that the City consider what it is already doing and what else would be required to obtain the Prohousing designation.

Commissioner Spingler would like to analyze current zoning to ensure Cloverdale does not find itself unable to limit what can be put on a lot, given that the density bonus law has changed.

There were no public comments.

D.2 The 2021 Annual Housing Element Progress Report for the 2015-2023 General Plan  
Housing Element

**Recommended Action(s):**

That the Planning Commission adopt a resolution recommending to the Cloverdale City Council the acceptance of the Housing Element Annual Progress Report (APR) for the 2021 calendar year for the adopted 2015-2023 Housing Element and submittal of the reports to the California Department of Housing and Community Development and the Governor's Office of Planning and Research.

Associate Planner Miranda presented the report. Cloverdale is in the last year of the 5<sup>th</sup> cycle of the RHNA. He reviewed the projects that he believes will fit into the 6th RHNA cycle, including projected building permit issuance for Baumgardner and Alexander Valley. The low and very low income housing forecast is good, but not many of the projects fit the moderate income category. Assistant City Manager Thompson stated that moderate income housing is a challenge because of financing gaps and housing costs being limited to thirty percent of household income. In response to Commissioner Wagy, Associate Planner Miranda stated that manufactured homes are allowed by the Housing Element and State law.

Motion by Commissioner Sanders, second by Commissioner Wagy, to approve Resolution 007-2022 recommending to the Cloverdale City Council the acceptance of the Housing Element Annual Progress Report for the 2021 calendar year for the adopted 2015-2023 Housing Element and submittal of the reports to the California Department of Housing and Community Development and the Governor's Office of Planning and Research.

AYES: (5)  
NOES: (0)  
ABSENT: (1)  
ABSTAIN: (0)

The Planning Commission took a five minute recess.

#### D.3 2021 General Plan Annual Report

Associate Planner Miranda outlined significant accomplishments to implement the General Plan in 2021. Currently, there are no projects that would involve a General Plan amendment. There were no questions or public comments.

Motion made by Commissioner Wagy, second by Commissioner Hovertz, to approve Resolution 008-2022 recommending to the Cloverdale City Council the acceptance of the General Plan Annual Report for the 2021 calendar year.

AYES: (5)  
NOES: (0)  
ABSENT: (1)  
ABSTAIN: (0)

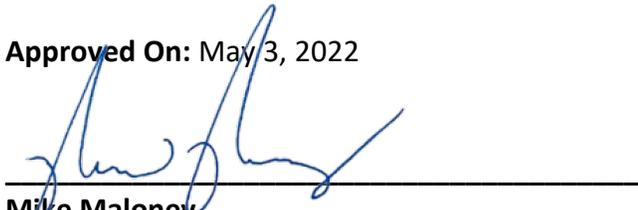
E. **PUBLIC HEARING:** None

F. **PLANNER'S REPORT/COMMUNICATIONS:** None

G. **PLANNING COMMISSION DIRECTION TO STAFF:** None

H. **ADJOURNMENT:** Vice Chair Shanahan adjourned the meeting at 8:55 p.m. to the next regular meeting on Tuesday, April 5, 2022, at 6:30 p.m.

Approved On: May 3, 2022



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Mike Maloney  
City Clerk