



**MINUTES
MEETING OF THE PLANNING COMMISSION**

TUESDAY, AUGUST 2, 2016

PUBLIC SESSION: 6:30 p.m.

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

OPENING:

- Call to Order: Chair Shanahan called the meeting to order at 6:30 p.m.
- Pledge Of Allegiance
- Roll Call: Present- Commissioner Bialon, Vice Chair Domke, Chair Shanahan, Alternate Commissioners Bovee and Turner; absent- Commissioners Enge and Halliday
- Agenda Review (changes/deletions): None
- Declaration of Conflicts of Interest: None

PUBLIC COMMENT: None

CONSENT CALENDAR:

1. Minutes Review: June 7, 2016

Action: Motion was made by Alternate Commissioner Bovee to approve the Consent Calendar; seconded by Vice Chair Domke. The motion passed by voice vote: 5-Ayes (Commissioner Bialon, Vice Chair Domke, Alternate Commissioners Bovee and Turner, and Chair Shanahan); 0-Noes; 2-Absent (Commissioners Enge and Halliday)

NON-PUBLIC HEARING ITEMS: None

PUBLIC HEARING ITEMS:

- 2. Consider Cort Munselle's application and by resolution recommend the City Council approval of:**
- Tentative Parcel Map, PUD Permit, Zoning Ordinance Amendment and Map Amendment application (ZOA/TM/PUD 023-2015) to amend the zoning designation from the Planned Development (P-D/15 Rink Mixed Use Project) Zoning District to the Two-Family Residential (R-2) Zoning District; and**
 - Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program; and**
 - Ordinance rezoning the property**

Applicant: Cort Munselle
Property Owner: Paul Rink
Project Location: 531 N. Cloverdale Boulevard (APN 001-021-021)
Zoning Designation: Planned Development (P-D/15 Rink Mixed Use Project)
General Plan Designation: Medium Density Residential (MDR)
Project Description: Tentative Parcel Map, PUD Permit, Zoning Ordinance

Amendment and Map Amendment application (ZOA/TM/PUD 023-2015) to amend the zoning designation from the Planned Development (P-D/15 Rink Mixed Use Project) Zoning District to the Two-Family Residential (R-2) Zoning District to allow for a small lot single-family detached four-lot subdivision with an exception to the minimum lot size and lot depth

Environmental Assessment: A Mitigated Negative Declaration is being recommended for adoption as the appropriate environmental document under the California Environmental Quality Act (CEQA)

Associate City Planner, Rafael Miranda, presented this item, providing an overview of Cort Munsell's application request and recommended that the Planning Commission consider the application and adopt the following Resolutions to forward to the City Council for consideration:

A Resolution recommending to the City Council the adoption of a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (MMRP) for a Tentative Parcel Map, PUD Permit, Zoning Ordinance Amendment and Zoning Map Amendment for the 0.52 acre parcel located at 531 N. Cloverdale Boulevard (APN 001-021-021);

A Resolution recommending approval to the City Council of a Tentative Parcel Map, PUD Permit, Zoning Ordinance Amendment and Zoning Map Amendment for the 0.52 acre parcel located at 531 N. Cloverdale Boulevard (APN 001-021-021);

A Resolution recommending approval to the City Council of an Ordinance rezoning the 0.52 acre parcel located at 531 N. Cloverdale Boulevard (APN 001-021-021) from "P-D/15 Rink Mixed use" to "R-2 – Two Family Residential" and deleting the Planned Development "P-D/15 Rink Mixed Use Project" Zoning District from Section 18.08.020 P. P-D/15 Rink Mixed Use of the Zoning Ordinance.

The Commission discussed the application request and proposed resolutions with Mr. Rafael addressing Commissioner's questions.

Public Comment:

Cort Munselle, Cloverdale, Civil Engineer for the project, came to the podium to discuss the project. He thanked City Staff for the thorough report, adding that the four homes are affordable by design and maximize density, which will benefit Cloverdale, offering affordable housing within walkable distance to the downtown area.

Discussion continued regarding concerns and benefits of the four housing units with Commissioner Bialon voicing concerns about the density of four units suggesting fewer units.

Action: Motion was made by Alternate Commissioner Bovee to approve Resolution No. 010-2016, recommending approval to the City Council of a Tentative Parcel Map, PUD Permit, Zoning Ordinance Amendment and Zoning Map Amendment for the 0.52 acre parcel located at 531 N. Cloverdale Boulevard (APN 001-021-021); seconded by Vice Chair Domke. The motion passed by roll call vote (4 ayes – Vice Chair Domke, Alternate Commissioners Bovee and Turner, and Chair Shanahan; 1 no-Commissioner Bialon; 2 absent- Commissioners Halliday and Enge).

Action: Motion was made by Vice Chair Domke to approve Resolution No. 011-2016, recommending to the City Council the adoption of a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (MMRP) for a Tentative Parcel Map, PUD Permit, Zoning Ordinance Amendment and Zoning Map Amendment for the 0.52 acre parcel located at 531 N. Cloverdale Boulevard (APN 001-021-021); seconded by Alternate Commissioner Turner. The motion passed by roll call vote (4 ayes – Vice Chair Domke, Alternate Commissioners Bovee and Turner, and Chair Shanahan; 1 no- Commissioner Bialon; 2 absent- Commissioners Halliday and Commissioner Enge).

Action: Motion was made by Alternate Commissioner Turner to approve Resolution No. 012-2016, recommending approval to the City Council of an Ordinance rezoning the 0.52 acre parcel located at 531 N. Cloverdale Boulevard (APN 001-021-021) from “P-D/15 Rink Mixed use” to “R-2 – Two Family Residential “and deleting the Planned Development “P-D/15 Rink Mixed Use Project” Zoning District from Section 18.08.020 P. P-D/15 Rink Mixed Use of the Zoning Ordinance; seconded by Alternate Commissioner Bovee. The motion passed by roll call vote (5 ayes – Vice Chair Domke, Commissioner Bialon, Alternate Commissioners Bovee and Turner, and Chair Shanahan; 0 noes; 2 absent- Commissioners Halliday and Enge).

Public Comment:

Gus Wolter, Cloverdale, thanked Commissioner Bialon for thinking ahead and expressing his concerns regarding the density of this project.

OTHER BUSINESS: None

PLANNER’S REPORT/COMMUNICATIONS:

Assistant City Manager/Community Development Director, David Kelley commented that he provided the City Council and Planning Commission with a Development Status Report, which highlighted the status of a number of current projects. He encouraged the Commission to review the various projects in the report and contact him or Mr. Miranda with any questions they may have. The Commission thanked Mr. Kelley for his excellent status report.

PLANNING COMMISSION DIRECTION TO STAFF:

Chair Shanahan suggested staff work on an updated tree ordinance.

ADJOURNMENT: Chair Shanahan adjourned the meeting at 7:16 p.m. to the next meeting Tuesday, September 6, 2016, at 6:30 p.m., or alternate date as requested, at the Cloverdale Performing Arts Center, 209 N. Cloverdale Blvd., Cloverdale, CA 95425.

These minutes were adopted by the Planning Commission at a regular meeting on September 6, 2016, by voice vote action: ayes 5 (Halliday, Domke, Bialon, Enge and Shanahan) noes -0; recuse- 0; absent-0.

Approved:


Mike Shanahan, Chair

Attested:


Linda Moore, Deputy City Clerk