



**PLANNING COMMISSION**

**SPECIAL MEETING MINUTES**

**TUESDAY, JANUARY 14, 2020**

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

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

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**OPENING:**

- Call to Order: Chair Shanahan called the meeting to order at 6:30 p.m.
- Pledge of Allegiance
- Roll Call: Present: Commission Hoevertsz, Commissioner Sanders, Commissioner Asay, Commissioner Wagy, Alternate Commissioner Cox, Alternate Commissioner Reyes and Chair Shanahan
- Agenda Review (changes/deletions) None
- Declaration of Conflicts of Interest None

**PUBLIC COMMENT PERIOD:**

**OATHS OF OFFICE:**

- 1. Administration of Oaths of Office to New Commissioners Sandra Hoevertsz, Eric Sanders and alternate member Bob Cox**

Irene Camacho-Werby, City Clerk, administered the oath of office to the commissioners, who affirmed.

Mayor Wolter thanked the commissioners for their service, and recommended that they contact the more seasoned commissioners if they have questions or concerns about proposed projects. The mayor recommended that the new commissioners check out approved projects for things such as parking, appropriate density, etc., to get an idea about what is working in the community. Lastly, the General Plan is the city's basis for approval of projects.

**CONSENT CALENDAR:**

- 2. Minutes Review:** December 3, 2019

Upon a motion by Commissioner Asay, seconded by Commissioner Wagy, the minutes for December 3, 2019 were approved by the following roll call vote: Ayes-5 (Commission Hoevertsz, Commissioner Sanders, Commissioner Asay, Commissioner Wagy and Chair Shanahan), 0-Noes; 0-Absent, 0-Abstain.

**NON-PUBLIC HEARING ITEMS:** None.

**PUBLIC HEARING ITEMS:**

- 3. Consider Zoning Ordinance Amendments Related to Accessory Dwelling Units**

**Applicant:** City of Cloverdale  
**Project Location:** Citywide  
**Project Description:** Zoning Ordinance Amendment (ZOA 001-2020) amending Cloverdale Municipal Code (CMC) Section 18.09.180: Accessory Dwelling Units, Section 18.14.030:

Definitions, Section 18.11.050: Off-Street Parking Requirements by Land Use, Section 18.04.040 (Residential Zoning District Use Regulations), Section 15.24.060 (Design Review Required) and adding Section 18.09.185: Junior Accessory Dwelling Units to the Cloverdale Municipal Code.

**Environmental Assessment:** The proposed Zoning Ordinance Amendment is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Sections 15282(h)(Other Statutory Exemptions) as it implements state legislation for Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs) consistent with California Government Code Section 65852.2, and Manufactured Homes consistent with California Government Code Section 65852.4.

**Recommendation:** Recommend approval to the City Council Zoning Ordinance and Municipal Code amendments to Cloverdale Municipal Code (CMC) Sections 18.09.180: Accessory Dwelling Units, 18.14.030: Definitions, 18.11.050: Off-Street Parking Requirements by Land Use, 18.04.040 (Residential Zoning District Use Regulations), 15.24.060 (Design Review Required) and add Section 18.09.185: Junior Accessory Dwelling Units.

Assistant City Manager/Community Development Director Thompson and Associate Planner Miranda summarized the item, which stems from new legislation passed down from the state, the intent of which is to increase housing. The state has eliminated minimum lot size for accessory dwelling units. The legislation is intended to promote compact development where the infrastructure is already in place. It allows for reduced setbacks, supercedes Covenants, Conditions, and Restrictions (CC&R's), reduced fire sprinkler requirements if the main homes does not have sprinklers, and reduces fees and other constraints on property to allow property owners to increase the number of accessory dwelling units and junior dwelling units on their property. The matter is time sensitive.

Chair Shanahan opened the public hearing.

La Reva Myles, Cloverdale, owns property zoned R3 and expressed concern about the impact of zone changes on her property. She stated that she does not think that most people are aware of the impact of Planning Commission actions on their property.

Chair Shanahan closed the public hearing.

The commission discussed the new rules at length and recommended exercising caution to give time to see how this will impact the community. Concern was expressed at the impact on infrastructure.

Action: Commissioner Hovertsz motioned, and Commissioner Sanders seconded, to adopt Resolution No. 001-2020. The motion carried with the following roll call vote: Ayes-5 (Commission Hovertsz, Commissioner Sanders, Commissioner Asay, Commissioner Wagy and Chair Shanahan), 0-Noes; 0-Absent, 0-Abstain.

**OTHER BUSINESS:** None

**PLANNER'S REPORT/COMMUNICATIONS:**

Assistant City Manager/CDC Thompson summarized project status. Alexander Valley Wellness Center is almost through the 30-day CEQA review period; Baumgardner Ranch and Taylor Apartments will be in CEQA soon; and staff will soon prepare the annual General Plan and Housing Element reports. The Dry Creek Rancheria project is pending resubmittal.

The commission will elect a new Chair and Vice Chair at the next meeting.

**PLANNING COMMISSION DIRECTION TO STAFF:** None

**ADJOURNMENT:** Adjourn to the next meeting Tuesday, February 4, 2020, at 6:30 p.m., or alternate date as requested, at the Cloverdale Performing Arts Center, 209 N. Cloverdale Blvd., Cloverdale, CA 95425.

The foregoing minutes were approved by the Planning Commission of the City of Cloverdale at its regular meeting held on the 3<sup>rd</sup> day of March, 2020 by the following roll call vote:

Ayes: All in favor Commissioner Hoevertsz, Commissioner Sanders, Commissioner Asay, Commissioner Wagy, and Chair Shahahan

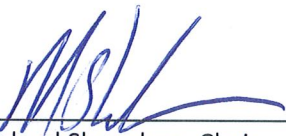
Noes:

Abstain:

Absent:

Approved:

Attest:



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Michael Shanahan, Chair



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Kevin Thompson, Secretary