



**MINUTES
MEETING OF THE PLANNING COMMISSION**

TUESDAY, MAY 1, 2018

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, Commissioner Cox, Chair Shanahan, Alternate Commissioner Turner and Alternate Commissioner Davis; Absent- None
City Manager, David Kelley, recommended the Chair appoint an alternate to serve as a voting member since the Commission was missing one Commissioner. Chair Shanahan directed Alternate Turner to serve as the voting member.
- Agenda Review (changes/deletions): None
- Declaration of Conflicts of Interest: None

PUBLIC COMMENT PERIOD: None

CONSENT CALENDAR:

1. **Minutes Review:** March 6, 2018

Action: Motion was made by Commissioner Cox to approve the minutes; seconded by Vice Chair Domke. The motion passed by voice vote: 5-Ayes: (Commissioner Bialon, Vice Chair Domke, Commissioner Cox, Alternate Commissioner Turner, and Chair Shanahan); 0-Noes; 0-Absent

NON-PUBLIC HEARING ITEMS: None

PUBLIC HEARING ITEMS:

2. **Consideration of Resolution No. 005-2018, approving the Parcel Map Waiver and Certificate of Compliance to waive the Parcel Map entitlement process and allow for a two-lot commercial condominium conversion with a common area through a Certificate of Compliance**

Applicant:	Mike Morisette
Property Owner:	David Barrett and Peter Rosson
Project Location:	817 - 821 N. Cloverdale Boulevard (APN 116-040-013)
Zoning Designation:	Service Commercial (S-C)
General Plan Designation:	Service Commercial (SC)
Project Description:	Parcel Map Waiver and Certificate of Compliance to waive the Parcel Map entitlement process and allow for a two-lot commercial condominium conversion with a common area through a Certificate of Compliance
Environmental Assessment:	Exempt - CEQA Guidelines Section 15315 – Minor Land Divisions

City Manager Kelley introduced this item, providing a brief overview of the entitlement request. Associate Planner, Rafael Miranda, presented the details of the request. Discussion ensued with staff addressing Commissioners' questions. City Manager Kelley recommended that the Planning Commission consider the application and by Resolution, approve the requested Parcel Map Waiver and Certificate of Compliance (COC 011-2018) at 817 - 821 N. Cloverdale Boulevard (APN 116-040-013), subject to the recommended conditions of approval.

Chair Shanahan invited the applicants to the podium to discuss the project.

Mike Morissette and Marnie Dupere, owners of Plank Coffee, discussed business operations and future plans for expansion. David Barrett and Peter Rossen, owners of the property, came to the podium to address the Council. They discussed the proposed future use of the property, expressing their enthusiasm for the project.

Chair Shanahan opened and closed public comment, receiving none.

Discussion ensued with the Commission voicing approval of the project.

Action: Motion was made by Commissioner Cox to approve Resolution No. 005-2018, Approving a Parcel Map Waiver and Certificate of Compliance to Allow for a Two-lot Condominium Conversion of an Existing Commercial Building with a Common Area located at 817-821 N. Cloverdale Blvd. (APN 116-040-013); seconded by Commissioner Bialon. The motion passed by voice vote: 5-Ayes: (Commissioner Bialon, Vice Chair Domke, Commissioner Cox, Alternate Commissioner Turner, and Chair Shanahan); 0-Noes; 0-Absent

OTHER BUSINESS: None

PLANNER'S REPORT/COMMUNICATIONS:

City Manager Kelley provided an update on current projects in the City. He reported that staff is working on the review for Vista Oaks 33-unit residential subdivision on Vista View Dr. with the expectation that it will be ready for Commission review at the next Commission meeting. He commented that Council is considering revisiting the Cannabis Ordinance and if zoning revisions are recommended, the Ordinance would come to the Commission again for input and recommendation.

PLANNING COMMISSION DIRECTION TO STAFF: None

ADJOURNMENT: Chair Shanahan adjourned the meeting at 7:13 p.m. to the next meeting Tuesday, June 5, 2018, 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 June 5, 2018, by roll call vote: ayes -5 (Vice Chair Domke, Commissioner Cox, Alternate Commissioner Turner, Alternate Commissioner Davis, and Chair Shanahan) noes -0; recuse- 0; absent-1 (Commissioner Bialon).

Approved:

Attested:



Mike Shanahan, Chair



Linda Moore, Deputy City Clerk