

AGENDA

Healdsburg Planning Commission

January 8, 2019 6:00 PM
401 Grove Street, Healdsburg
City Hall - City Council Chamber

<!--[if !supportLists]-->1. <!--[endif]-->**ROLL CALL**

<!--[if !supportLists]-->2. <!--[endif]-->**ADMINISTRATIVE ACTIONS**

- <!--[if !supportLists]-->A. <!--[endif]-->Approval of January 8, 2019 agenda
- <!--[if !supportLists]-->B. <!--[endif]-->Approval of minutes for December 11, 2018
- <!--[if !supportLists]-->C. <!--[endif]-->Acceptance of Communications and Correspondence
- <!--[if !supportLists]-->D. <!--[endif]-->Declarations of Conflicts of Interest
- <!--[if !supportLists]-->E. <!--[endif]-->Disclosures of Ex Parte Communications

<!--[if !supportLists]-->3. <!--[endif]-->**PUBLIC COMMENTS**

This time is set aside to receive comments from the public regarding matters of general interest not on the agenda, but related to Planning Commission business. Pursuant to the Brown Act, however, the Planning Commission cannot consider any issues or take action on any request during this comment period.

<!--[if !supportLists]-->4. <!--[endif]-->**PUBLIC HEARINGS**

<!--[if !supportLists]-->A. <!--[endif]-->**Item**

Description: Tentative Map 2017-01, Conditional Use Permit 2017-12, Historic Demolition Permit MISC 2017-01, Heritage Tree Removal Permit 2017-02 and Development Agreement DA 2018-01

Project

Description: Mill District: Tentative Map Application (TM 2017-01) to divide the parcel into seven separate lots; Conditional Use Permit (CUP 2017-12) to allow (1) mixed-use residential and (2) visitor lodging (hotel) uses in the Mixed Use (MU) zoning district; Historic Demolition Permit (MISC 2017-01) to allow removal of the structures associated with the former Nu Forest Products site and the abandoned House of Sonoma site; Heritage Tree Removal Permit (HT 2017-02) to allow the removal of seven heritage trees; and Development Agreement (DA 2018-01) to vest project approvals and confer additional project benefits in exchange for financial and other concessions in favor of the City. The applicants are requesting entitlements to redevelop the former Nu Forest Products site to allow 208 units of multi-family housing, a 53-room hotel, approximately 15,000 square feet of commercial uses in multiple buildings, new public streets, open space, landscaping and parking. The density bonus proposal is for 54 units in excess of base permitted density (a 35% density bonus), with two concessions (to not be required to provide 5% of the units for moderate income households and relief from the City's policies and procedures for the Healdsburg Residential Growth Management Program) and three waivers (to exceed the maximum height limit of 40 feet, to reduce parking below the levels specified in State Density Bonus law and setback modifications).

Location: 146 and 164 Healdsburg Avenue APNs: 002-261-023 and 024; 002-303-012 and 013

Applicant: Replay Healdsburg, LLC

Environmental

Determination: The Mill District project is the redevelopment of a portion of the Central

Healdsburg Avenue Plan ("CHAP"), which was completed in November 2013, and for which an environmental impact report (EIR) was certified. Pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15183, an Environmental Checklist was prepared for the Mill District project which determined that the proposed project would not have any potentially significant impacts which the CHAP EIR did not analyze, and therefore, a Certificate of Determination has been prepared. No additional environmental review is necessary.

<!--[if !supportLists]-->5. <!--[endif]-->**NEW BUSINESS**

<!--[if !supportLists]-->6. <!--[endif]-->**COMMISSIONER AND SUBCOMMITTEE REPORTS**


<!--[if !supportLists]-->7. <!--[endif]-->**DIRECTOR'S REPORT**

<!--[if !supportLists]-->8. <!--[endif]-->**ADJOURNMENT**

Maya DeRosa, Planning Director, January 4, 2019

Posting: This agenda was posted on City bulletin boards and the City's website at least 72 hours prior to the meeting, in accordance with state law.

Availability of Written Materials: All written materials (e.g., staff reports, conditions, resolutions) prepared for items on this agenda are available for public review at least 72 hours prior to the meeting at the Planning and Building Department at 401 Grove Street and on the City's website at www.ci.healdsburg.ca.us. Written materials submitted after the posting of this agenda, but before the Commission meeting, will also be made available for public review in the Planning and Building Department. If written materials are presented to the Commission at the meeting, a copy will be made for public review at the meeting.

Disabled Accommodations: In compliance with the American Disabilities Act, persons requiring special assistance to access, attend or participate in this public hearing should contact the Planning and Building Department at 401 Grove Street or by calling (707) 431-3346  during normal business hours at least 72 hours prior to the meeting to ensure the necessary accommodations are made.

Public Comments: Persons speaking on items on this agenda are requested to provide their name, address and the subject of their comments. Comments are generally limited to three minutes, however additional time may be granted by the Commission Chair as appropriate, depending on the scope of the project.

Appeals: Anyone that does not agree with the Commission's decision may appeal the decision to the City Council, provided that a written appeal is filed within ten (10) calendar days from the date of the Commission's action

1. PC 20190108 Agenda

Documents:

[PC_AGENDA_20190108.PDF](#)

2. PC 20190108 Minutes 20181211 DRAFT

Documents:

[PC_MINUTES_20181211_DECEMBER 11_DRAFT.PDF](#)

3. PC 20190108 4A Staff Report

Documents:

146 AND 164 HEALDSBURG AVENUE PC STAFF REPORT 01082019.PDF

3.I. PC 20190108 4A Exhibits 1-3

Documents:

EXHIBIT 1 - MILL DISTRICT PROJECT - TM APPROVAL RESO WITH COA
01082019.PDF
EXHIBIT 2 - MILL DISTRICT PROJECT - CUP RESO WITH COA 01082019.PDF
EXHIBIT 3 - MILL DISTRICT PROJECT - DA APPROVAL RESO
01082019.PDF

3.II. PC 20190108 4A Exhibit 4

Documents:

EXHIBIT 4- EXHIBIT MILL DISTRICT PROJECT DESCRIPTION - DECEMBER
2018-REVISED_OPT-REDUCED.PDF

3.III. PC 20180108 Exhibit 5 REVISED

Documents:

EXHIBIT 5- 2018-12-07 MILL DISTRICT TM_REVISED.PDF

3.IV. PC 20190108 4A Exhibit 6-13

Documents:

EXHIBIT 6- PROJECT CUP CONSOLIDATED - DECEMBER
2018_REVISED.PDF
EXHIBIT 7- PROJECT DBA CONSOLIDATED - DECEMBER 2018.PDF
EXHIBIT 8-13 - CHAP FIGURES.PDF

3.V. PC 20190108 4A Exhibit 14

Documents:

EXHIBIT 14 CHAP CONSISTENCY TABLE 01082019.PDF

3.VI. PC 20190108 4A Exhibit 15-

Documents:

EXHIBIT 15 MILL DISTRICT PROJECT-CERTIFICATE OF DET-COMM PLAN
EVAL-OPT.PDF

3.VII. PC 20190108 4A Exhibits 16A-16D

Documents:

EXHIBIT 16A - NOV19 2018CHANGES - AQGHG MEMO_CLEAN.PDF
EXHIBIT 16B - BIO MEMO MILL DISTRICT.PDF
EXHIBIT 16C - ADDENDUM TO THE TRAFFIC IMPACT STUDY FOR THE
MILL DISTRICT 12-11-18.PDF
EXHIBIT 16D - MILL DISTRICT TIS PARKING STUDY ADDENDUM.V2.PDF

3.VIII. PC 20190108 4A Exhibit 16E

Documents:

EXHIBIT 16E - HRE 146 HEALDSBURG AVENUE HEALDSBURG _ALL
OCTOBER 16.PDF

3.IX. PC 20190108 4A Exhibits 16F-21

Documents:

EXHIBIT 16F -HRE 164 HEALDSBURG AVENUE OCTOBER 27 AND DPRS
FINAL.PDF
EXHIBIT 16G - ADDENDUM LETTER TO THE NU FOREST MILL DISTRICT
NOISE STUDY_12-7-2018.PDF
EXHIBIT 16H - G - ARBORIST REPORT MEMO AND REVISED REPORT.PDF
EXHIBIT 17 -DEPTCOMMENTSCOMBINEDFOR_20190108_PC.PDF
EXHIBIT 18 - PC_MINUTES_20180424.PDF
EXHIBIT 19 - EXHIBIT 3 ISSUES LIST, PC METING 06122018.PDF
EXHIBIT 20 NOTES FROM JUNE 26 WORKSHOP - DRAFT WITH STAFF
ADDITIONS V2 FINAL.PDF
EXHIBIT 21 - MILL DISTRICT DEVELOPMENT AGREEMENT DEAL
POINTS.PDF

3.X. PC 20190108 4A - Street Tree Cover Letter

Documents:

STREET TREE COVER LETTER AND EXHIBIT.PDF

3.XI. PC 20180108 Exhibit 5 Attachmet D - Affordable Housing

Documents:

EXHIBIT D - AFFORDABLE HOUSING AGREEMENT (EXHIBIT D TO
DEVELOPMENT AGREEMENT).PDF