

AGENDA

Healdsburg Planning Commission

February 11, 2020 6:00 PM
401 Grove Street, Healdsburg
City Hall - City Council Chamber

1. **ROLL CALL**

2. **ADMINISTRATIVE ACTIONS**

- A. Approval of February 11, 2020 agenda
- B. Approval of Minutes for October 22, 2019
- C. Acceptance of Communications and Correspondence
- D. Declarations of Conflicts of Interest
- E. Disclosures of Ex Parte Communications

3. **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.

4. **PUBLIC HEARINGS**

A. **Item**

Description: Mill District Lot 7- Affordable Housing: Design Review Revision (DR 2019-10-Revision)

Project

Description: Minor modifications to prior Design Review approval necessitated by value engineering in order to meet "per unit cost" requirements for Tax Credit application. Requested modifications are as follows: replace two-story townhouses with stacking flats; replace aluminum windows with vinyl windows; replace ductless heating/cooling system w/ PTAC system screened by perforated mesh panels; replace water tank feature with mill's original saw dust collector; minor changes to PV panel details; modify windows on 4th floor to 3 windows per bay to create a more consistent rhythm.

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

Applicant: Replay Healdsburg, LLC

Environmental

Determination: The project is exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15183 and 15132. The Mill District project was evaluated for consistency with the Central Healdsburg Avenue Plan

("CHAP") Environmental Impact Report as part of City approvals for a Tentative Map, Conditional Use Permit, Heritage Tree Removal, and Historic Structure Removal.

B. Item

Description: North Village Project Master Conditional Use Permit (CUP 2019-04); Development Agreement (DA 2020-01)

Project

Description: Master Conditional Use Permit, Density Bonus, and Development Agreement for mixed use project comprised of: 75 multi-family apartments and 5 live-work units (including 54 affordable units and 26 Category C "missing middle" units); Senior Living Community with 221 independent living units (including 30 affordable units) and 54 assisted living/memory care beds; 12,000 sq. ft. of retail/commercial space; and a 108-key hotel with restaurant, bar, and event space.

Location: 16977 Healdsburg Avenue APNs: 091-060-009; -019; -022; -025

Applicant: CCS Healdsburg, LLC

Environmental

Determination: A final Environmental Impact Report for the North Entry Area Plan ("NEAP EIR") was certified by the Healdsburg City Council on May 20, 2019 (SCH#2018062041). Based on an examination of the analysis, findings, and conclusions of the NEAP EIR presented in an Addendum prepared for the North Village Project, the potential impacts of the proposed project remain within the impacts previously analyzed and disclosed in the NEAP EIR. Pursuant to Section 15164 of the California Environmental Quality Act (CEQA) Guidelines, no further analysis is required.

5. NEW BUSINESS

6. COMMISSIONER AND SUBCOMMITTEE REPORTS

7. DIRECTOR'S REPORT

8. ADJOURNMENT

David Woltering, Interim Community Development Director February 6, 2020

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 20200211 Agenda

Documents:

[PC_AGENDA_20200211.PDF](#)

2. PC 20200211 Minutes - 20191022 DRAFT

Documents:

[PC_MINUTES_20191022_DRAFT.PDF](#)

3. PC 20200211 4A

Documents:

[4A_DR 2019-10\(REVISION\) PC STAFF REPORT 02-11-20.PDF](#)
[4A_EXHIBIT 1- PC RESO 2020-04 DR 2019-10\(REVISION\) 02-11-20.PDF](#)
[4A_EXHIBIT 2- LOT 7 VICINITY MAP.PDF](#)
[4A_EXHIBIT 3- DR 2019-10\(REVISION\) LOT 7 NARRATIVE_ REVISED.PDF](#)
[4A_EXHIBIT 4 -200117_MILL DISTRICT DESIGN REVIEW MINOR MODIFICATIONS UPDATE.PDF](#)

4. PC 20200211 4B

Documents:

[4B_STAFF_REPORT- NORTH VILLAGE MCUP 02-11-20.PDF](#)
[4B_EXHIBIT 1- PC RESO 2020-02 NORTH VILLAGE MCUPANDADDENDUM.PDF](#)
[4B_EXHIBIT 2- PC RESO 2020-03 NORTH VILLAGE DA.PDF](#)
[4B_EXHIBIT 3 - NORTH VILLAGE NARRATIVE FINAL 01272020.PDF](#)
[4B_EXHIBIT 4-PLANS.PDF](#)
[4B_EXHIBIT 5- NORTH VILLAGE SHARED PARKING STUDY 01-24-20.PDF](#)
[4B_EXHIBIT 6- NORTH VILLAGE TDM PLAN 01-27-20.PDF](#)
[4B_EXHIBIT 7- SENIOR DENSITY BONUS APPLICATION.PDF](#)

4B_EXHIBIT 8- GENERAL PLAN CONSISTENCY ANALYSIS.PDF
4B_EXHIBIT 9- NEAP CONSISTENCY ANALYSIS.PDF
4B_EXHIBIT 10- LAND USE CODE CONSISTENCY ANALYSIS.PDF
4B_EXHIBIT 11 - NORTH ENTRY PLAN DEIR_20181129-
WITH_APPENDICIES.PDF
4B_EXHIBIT 12- NORTH ENTRY AREA PLAN FEIR 04-09-19.PDF
4B_EXHIBIT 13- NEAP EIR MMRP.PDF
4B_EXHIBIT 14 -NORTH VILLAGE ISFINAL ADDENDUM.PDF
4B_EXHIBIT 15 - DEPARTMENT COMMENTS.PDF