

AGENDA

Healdsburg Planning Commission

February 12, 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 February 12, 2019 agenda
- <!--[if !supportLists]-->B. <!--[endif]-->Approval of minutes for January 23, 2019
- <!--[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: DR 2018-03, CUP 2018-05

Project

Description: Design Review for remodel and multi-story addition to an existing one-story building for a restaurant with roof top deck, retail spaces, 2 residential units on top floor, and parking lot improvements; and a CUP for 2 residential units over retail in the Plaza Retail District.

Location: 106 Matheson Street – APNs: 002-242-006, 002-242-047, 002-242-056

Applicant: Craig Ramsey

Environmental

Determination: The Project is consistent with the development density and intensity established in the Healdsburg 2030 General Plan, for which an EIR has been certified, and is therefore exempt from further environmental review under Public Resources Code 21083.3(a). This exemption is subject to conditions and limitations which have been documented in the CEQA Review, none of the limitations were found to apply to the Project.

<!--[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, February 6, 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 20190212 Agenda

Documents:

[PC_AGENDA_20190212.PDF](#)

2. PC 20190212 Minutes - 20190123 DRAFT

Documents:

[PC_MINUTES_20190123_DRAFT.PDF](#)



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4. PUBLIC HEARINGS

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5. NEW BUSINESS

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7. DIRECTOR'S REPORT

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Planning Commission Meeting Minutes

January 23, 2019 6:00 PM
City Council Chamber

1. ROLL CALL

Commissioners present: Civian, Eddinger, Luks, Petrik
Commissioners absent: Bottarini, Breznikar, Tracy
City Staff present: Planning and Building Director Maya DeRosa, Principal Engineer Curt Bates, Fire Marshal Linda Collister, Assistant Planner Jeff Fisher, Administrative Specialist Shawn Sumpter.

2. ADMINISTRATIVE ACTIONS

- A. The Commission voted 4-0-3 (Bottarini, Breznikar, and Tracy absent) to approve the January 23, 2019 agenda.
- B. The Commission voted 4-0-3 (Bottarini, Breznikar, and Tracy absent) to approve the January 8, 2019 minutes.
- C. Acceptance of Communications and Correspondence:
 - Eddie & Donna Merideth regarding item 4B
- D. Declarations of Conflicts of Interest: None
- E. Disclosures of Ex Parte Communications: None

3. PUBLIC COMMENTS

None.

4. PUBLIC HEARINGS

A. Item

Description: DR 2017-15

Project

Description: Major Design Review for a new 6-unit office complex

Location: 709, 711, and 715 Healdsburg Avenue APNs: 002-043-010; 002-043-009; 002-043-008

Applicant: Eric Drew

Environmental

Determination: The project is categorically exempt pursuant to California Environmental Quality Act Guidelines Section 15332 Class 32 Infill Development Projects; and 15061(b).

Assistant Planner Jeff Fisher presented the staff report.

Chair Civian invited the applicant to speak.

Alan Cohen the project architect thanked staff and Commission for the direction given at the previous hearing stating that subsequent changes have resulted in a better project. He expressed support for the condition of approval requiring the exit-only second access.

Chair Civian opened the hearing for public input.

There being no speakers, Chair Civian closed the public input portion of the hearing.

On a motion by Commissioner Luks, seconded by Commissioner Eddinger, the Commission voted 4-0-3 (Bottarini, Breznikar, and Tracy absent) to approve DR 2017-15.

B. Item

Description: DR 2017-05 (Revision)

Project

Description: Major Design Review for a revision to a previously approved single-family residence in the Johnson Street Historic District. The revision proposes to reduce the square-footage from 2,724sf to 1,371sf; reduce the height by 2-feet; and relocate the garage to the rear of the dwelling, out of view from the street.

Location: 641 Johnson Street, APN 002-091-023

Applicant: Matt Taylor

Environmental

Determination: The project is categorically exempt pursuant to California Environmental Quality Act Guidelines Section 15332 Class 32 Infill Development Projects; and 15061(b).

Assistant Planner Jeff Fisher presented the staff report.

Commissioner Petrik asked why this case was brought to the Commission rather than being reviewed at staff level.

Director DeRosa explained that the prior subdivision design review conditions of approval state that major changes to the approved plans require review by the Commission.

Commissioner Luks asked if the original garage planned for this lot included an Accessory Dwelling Unit (ADU).

Fisher confirmed that the original approval did not include an ADU on this lot. The number of units will remain the same at this time.

Chair Civian opened the hearing for public input.

Don Taylor, 637 Johnson Street, stated that he is pleased that the front façade will stay the same.

There being no further speakers, Chair Civian closed the public input portion of the hearing.

On a motion by Commissioner Eddinger, seconded by Commissioner Luks, the Commission voted 4-0-3 (Bottarini, Breznikar, and Tracy absent) to approve DR 2017-05.

5. NEW BUSINESS: None

6. COMMISSIONER AND SUBCOMMITTEE REPORTS: None

7. DIRECTOR'S REPORT

Director DeRosa stated that she would be in contact with the Housing Administrator to provide information to the Commission as requested during the 3:00 PM workshop.

The meeting adjourned at 6:37 PM.

Maya DeRosa, Secretary

Jeffrey D. Civian, Chair