

# AGENDA

## Healdsburg Planning Commission

February 14, 2023 6:00 PM  
401 Grove Street, Healdsburg  
City Hall - City Council Chamber

### **CORONAVIRUS (COVID-19) ADVISORY NOTICE**

Consistent with Government Code section 54953(e), Planning Commission Members will be participating in this meeting either via Zoom Webinar or in person, socially distanced in the Council Chamber at 401 Grove Street.

#### **How to Observe the Meetings**

To maximize public safety while maintaining transparency and public access, the Healdsburg Planning Commission will be using Zoom Webinar service to allow remote participation. Members of the public who only wish to watch the meeting live or recorded can do so by using the link <http://healdsburgca.igm2.com/Citizens/default.aspx>.

#### **To Watch the Meeting and Submit Public Comment as Part of the Zoom Webinar:**

To join by computer, tablet, or mobile device:

1. Go to <https://zoom.us/join> and type in the Webinar ID: **821 6977 4950** or follow this link: <https://cityofhealdsburg-org.zoom.us/j/82169774950> (Pre-registration for the meeting is not required.)
2. Fill in your full name, verify you are not a robot (if required), and click "Join".
3. If the meeting host has started the Webinar, you should join automatically. If the meeting host has not started the Webinar, remain in the Webinar and it will start shortly.

To join by phone:

1. Dial 669-900-9128 or 253-215-8782 or 346-248-7799.
2. Enter the meeting ID: **821 6977 4950** and press # #.
3. If the meeting host has started the meeting, you should join automatically. If the meeting host has not started the meeting, remain in the meeting and it will start shortly.

#### **To Submit Public Comment**

By computer, tablet, or mobile device:

1. In the bottom center of the screen is a hand icon, click on "Raise Hand". The hand icon will

place you in line to speak.

2. When it is your turn to comment, the meeting moderator will call upon you to comment. State your first name, last name, address, and comment. Each speaker will be given no more than three (3) minutes to make your comment.
3. When you are done commenting, please remember to lower hand.

By phone:

1. Press \*9 to raise your hand.
2. When it is your turn to comment, the meeting moderator will call the last four digits of your phone number. Press \*6 to speak at that time. State your first name, last name, address, and comment. Each speaker will be given no more than three (3) minutes to make your comment.
3. At the conclusion of your comments or when three minutes has passed, the meeting host will remove your ability to talk.

**Americans with Disabilities Act Accommodations**

Any member of the public who needs accommodations should email staff at [agray@healdsburg.gov](mailto:agray@healdsburg.gov) or by calling 707-431-3393. Staff will use their best efforts to provide reasonable accommodations to provide as much accessibility as possible while also maintaining public safety in accordance with the city procedure for resolving reasonable accommodation requests. All reasonable accommodations offered will be listed on the city website at <https://www.ci.healdsburg.ca.us/406/ada---public-accessibility>.

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1. **ROLL CALL**
2. **ADMINISTRATIVE ACTIONS**
  - A. Approval of February 14, 2023 Agenda
  - B. Approval of Minutes
    - November 8, 2022 Regular Meeting Minutes
    - December 13, 2022 Regular Meeting Minutes
  - 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:** TM 2015-07 Extension of Time

**Project Description:** Extension of Time for Tentative Map Application TM 2015-07

**Location:** 120 Parkland Farms Blvd (APN: 091-040-111 & 091-040-114)

**Applicant:** Barrett Elmer - 120 Parkland Farms, LLC

**Environmental Determination:** A Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (MMRP) were prepared for the project in compliance with the California Environmental Quality Act (CEQA) and remain in effect with the original project entitlements.

##### B. Item

**Description:** Design Review (DR 2022-22) - Mill District Park ("The Preserve")

**Project Description:** Design Review Permit authorizing installation of a .78-acre park on a 1.15-acre parcel. The park features a passive-use lawn, a natural themed play area, site furnishings, and ornamental and LID plantings as well as protection of an existing heritage redwood tree grove. (Note: previously approved Design Review DR 2019-24 for park has expired.)

**Location:** 146-164 Healdsburg Avenue (Lot 5 of Mill District)

**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.

- 5. **NEW BUSINESS - None**
- 6. **COMMISSIONER AND SUBCOMMITTEE REPORTS**
- 7. **DIRECTOR'S REPORT**
- 8. **ADJOURNMENT**

Scott Duiven, Community Development Director, February 8, 2023

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](http://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. Agenda

Documents:

[PC\\_AGENDA\\_20230214.PDF](#)

2. Agenda Item No. 2B Draft Minutes Of The November 8, 2022 And December 13, 2022 Meetings

Documents:

2B\_MINUTES\_DRAFT.PDF

3. Agenda Item No. 4A - 120 Parkland Farms Blvd. Extension Of Time For TM 2015-07

Documents:

STAFF REPORT.PDF  
ATTACH 1 PC RESOLUTION TPM EXTENSION.PDF  
ATTACH 2 CITY COUNCIL RESO 2020-81.PDF  
ATTACH 3 MAY 4 2022 120 PARKLAND FARMS TM EXTENSION OF TIME  
LETTER.PDF  
ATTACH 4 PARKLAND FARMS EXTENSION REQUEST 20221227.PDF  
ATTACH 5 PARKLAND FARMS TENTATIVE MAP.PDF

4. Agenda Item No. 4B - Mill District Lot 5 - The Preserve DR 2022-22

Documents:

STAFF REPORT.PDF  
ATTACH 1 - PC RESO 2023-XX DR 2022-22 (LOT 5 PARK).PDF  
ATTACH 2 - LOT 5 SITE VICINITY MAP.PDF  
ATTACH 3 - MILL DISTRICT PARK DESIGN REVIEW PACKAGE.PDF  
ATTACH 4 - ARBORIST REPORT MEMO 08 03 18 AND REVISED REPORT 10  
10 18.PDF  
ATTACH 5 - MILL DISTRICT LOT 5 TREE PROTECTION MEMO (10-03-19).PDF  
ATTACH 6 - MILL DISTRICT PARK SWLID REPORT.PDF