

AGENDA

Healdsburg Planning Commission

February 25, 2020 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 25, 2020 Agenda
- <!--[if !supportLists]-->B. <!--[endif]-->Approval of Minutes for February 11, 2020
- <!--[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: CUP 2019-08

Project

Description: Conditional Use Permit to allow two short-term vacation rental units in an existing building.

Location: 436 & 438 Center Street, APN: 002-163-032

Applicant: John & Lisa Reese

Environmental

Determination: The project is categorically exempt pursuant to California Environmental Quality Act Guidelines Section 15303, Class 3 – New Construction or Conversion of Small Structures due to the fact that the project involves a minor change of use to an existing structure; and Section 15061 (b)(3) - The project is not anticipated to have a significant adverse impact on the environment.

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

Description: DR 2019-24 - Mill District Lot 5: Park

Project

Description: Design Review to authorize installation of a .78-acre park on a 1.15-acre parcel, including landscaping, walkways, site furnishings and a natural play area with boulders, logs and timbers for free-form play and climbing.

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.

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

Description: DR 2019-25 and V 2020-01 - Mill District Lot 4: Multi-family Housing

Project

Description: Design Review to authorize construction of three 4-story apartment buildings (39 residential units total) on a 1.3-acre parcel with associated landscaping, walkway, and an underground garage with 70 parking spaces. The Variance request is for exceptions to City standards for the slope of the parking garage ramp and the width of parking spaces.

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.

<!--[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**

David Woltering, Interim Community Development Director, February 20, 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 20200225 - Agenda

Documents:

[PC_AGENDA_20200225.PDF](#)

2. PC 20200225 Minutes - 20200211 DRAFT

Documents:

[PC_MINUTES_20200211_DRAFT.PDF](#)

3. PC 20200225 - 4A

Documents:

[4A_STAFFREPORT.PDF](#)
[4A_PLANS.PDF](#)

4. PC 20200225 - 4B

Documents:

[4B_STAFFREPORT.PDF](#)
[4B_EXHIBIT 1 - LOT 5 SITE MAP.PDF](#)
[4B_EXHIBIT 2 - LOT 5 PC RESO NO. 2020-06 \(02-25-20\).PDF](#)
[EXHIBIT-3_PHASE1PLANS.PDF](#)
[4B_EXHIBIT 4 - TREES.PDF](#)
[4B_EXHIBIT 5 - DEPARTMENT COMMENTS.PDF](#)

5. PC 20200225 - 4C

Documents:

4C_STAFFREPORT.PDF
4C_EXHIBIT 1 - LOT 4 SITE MAP.PDF
4C_EXHIBIT 2- LOT 4 PC RESO NO. 2020-05 (02-25-20).PDF
EXHIBIT-3_PHASE1PLANS.PDF
4C_EXHIBIT 4 AND 5.PDF
4C_EXHIBIT 6 - ADDENDUM 3 TO MILL DISTRICT PARKING ANALYSIS.PDF
4C_EXHIBIT 7- LAND USE CODE CONSISTENCY ANALYSIS.PDF
4C_EXHIBIT 8- CHAP CONSISTENCY ANALYSIS.PDF
4C_EXHIBIT 9- PRIOR COAS CONSISTENCY ANALYSIS.PDF
4C_EXHIBIT 10- MCUP EXAMPLE RESIDENTIAL ELEVATION.PDF
4C_EXHIBIT 11 - TREE PROTECTION.PDF
4C_EXHIBIT 12 - DEPARTMENT COMMENTS.PDF