

AGENDA

Healdsburg Planning Commission

March 10, 2020 6:00 PM
401 Grove Street, Healdsburg
City Hall - City Council Chamber

1. ROLL CALL

2. ADMINISTRATIVE ACTIONS

- A. Approval of March 10, 2020 Agenda
- B. Approval of Minutes for February 25, 2020
- 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: 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.

B. 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 69 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.

5. NEW BUSINESS

6. COMMISSIONER AND SUBCOMMITTEE REPORTS

7. DIRECTOR'S REPORT

8. ADJOURNMENT

David Woltering, Interim Community Development Director, March 5, 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 20200310 Agenda

Documents:

[PC_AGENDA_20200310.PDF](#)

2. PC 20200310 Minutes - 20200225-DRAFT

Documents:

PC_MINUTES_20200225-DRAFT.PDF

3. PC 20200310 4A

Documents:

4A - STAFF REPORT - LOT 5.PDF
4A_EXHIBIT 1 - LOT 5 SITE MAP.PDF
4A_EXHIBIT 2 - LOT 5 PC RESO NO. 2020-06 (02-25-20).PDF
4A_EXHIBIT 4 - TREES.PDF
4A_EXHIBIT 5 - DEPARTMENT COMMENTS.PDF

4. PC 20200310 4B

Documents:

4B_STAFF REPORT.PDF
4B_EXHIBIT 1 - LOT 4 SITE MAP.PDF
4B_EXHIBIT 2- LOT 4 PC RESO NO. 2020-05.PDF
4B_EXHIBIT 4 AND 5.PDF
4B_EXHIBIT 6 - ADDENDUM 3 TO MILL DISTRICT PARKING ANALYSIS.PDF
4B_EXHIBIT 7- LAND USE CODE CONSISTENCY ANALYSIS.PDF
4B_EXHIBIT 8- CHAP CONSISTENCY ANALYSIS.PDF
4B_EXHIBIT 9- PRIOR COAS CONSISTENCY ANALYSIS.PDF
4B_EXHIBIT 10- MCUP EXAMPLE RESIDENTIAL ELEVATION.PDF
4B_EXHIBIT 11 - TREE PROTECTION.PDF
4B_EXHIBIT 12 - DEPARTMENT COMMENTS.PDF
4B_EXHIBIT 13- DR REVISIONS - EXHIBITS.PDF
4B_EXHIBIT 14- RESPONSES TO PC.PDF

5. PC 20200310 Exhibit 3 - Plans

Documents:

EXHIBIT-3_PHASE1PLANS.PDF