

AGENDA

Healdsburg Planning Commission

April 9, 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 April 9, 2019 agenda
- <!--[if !supportLists]-->B. <!--[endif]-->Approval of minutes for March 12, 2019
- <!--[if !supportLists]-->C. <!--[endif]-->Acceptance of Communications and Correspondence
 - <!--[if !supportLists]-->• <!--[endif]-->2018 Housing Element Annual Progress Report
 - <!--[if !supportLists]-->• <!--[endif]-->Growth Management Program Annual Review
- <!--[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: Land Use Amendment LUA 2019-01 (Accessory Dwelling Unit Ordinance Amendment)

Project

Description: Amendments to the City of Healdsburg Municipal Code Section 20.20.010: Accessory Dwelling Units, related Municipal Code provisions regulating accessory dwelling units including Sections 20.28.310: Definitions, 20.08.050: RM Permitted and conditionally permitted uses, 20.20.040, 20.28.075 and 20.28.080: Various updates to table numbering, and possible revisions to Development Impact Fees for Accessory Dwelling Units (to be considered by City Council).

Location: City-wide

Applicant: City of Healdsburg

Environmental

Determination: The proposed amendments to the Municipal Code are Statutorily Exempt from the California Environmental Quality Act (CEQA) pursuant to Government Code Section 21080.17 (Application of Division to Ordinances Implementing Law Relating to Construction of Accessory Dwelling Units and Second Units), since the proposed changes are consistent with adopted State Law.

<!--[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, April 4, 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 20190409 Agenda

Documents:

[PC_AGENDA_20190409.PDF](#)

2. PC 20190409 Minutes 20190312 DRAFT

Documents:

[PC_MINUTES_20190312.PDF](#)

3. PC 20190409 2C - Correspondence

Documents:

[PC MEMO RE HE APR.PDF](#)
[PC MEMO RE GMO ANNUAL REPORT.PDF](#)

4. PC 20190409 4A - Staff Report

Documents:

[PC_20190409_4A-STAFFREPORT.PDF](#)