

AGENDA

Healdsburg Planning Commission

April 23, 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 23, 2019 agenda
- <!--[if !supportLists]-->B. <!--[endif]-->Approval of minutes for April 9, 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: North Entry Area Plan (NEAP) and Final EIR, GPA2019-01 and LUA2019-03

Project

Description: The North Entry Area Plan includes a long term vision for the future development of a 32.48 acre site. The Final EIR evaluates the potential impacts of 290 residential units and 200,000 sq. ft. of non-residential use. Related actions by the Planning Commission include consideration of a General Plan Amendment to incorporate the NEAP into the Healdsburg 2030 General Plan and consideration of a Land Use Code amendment to implement the NEAP

Location: 16977 Healdsburg Avenue and the adjacent Healdsburg Avenue roadway area.

Applicant: City of Healdsburg

Environmental

Determination: Environmental Impact Report

<!--[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 20190423 Agenda

Documents:

[PC_AGENDA_20190423.PDF](#)

2. PC 20190423 Minutes - 20190409 DRAFT

Documents:

[PC_MINUTES_20190409_DRAFT.PDF](#)

3. PC 20190423 4A

Documents:

[04-23-19 PC STAFF REPORT \(NEAP\).PDF](#)
[ATT 1 NEAP_FINALDRAFTAREAPLAN_2019-03-29_REDUCED.PDF](#)
[ATT 2, REVISIONS TO PUBLIC REVIEW DRAFT NEAP.PDF](#)
[ATT 3, CC RESO GPA 2019-01 \(NEAP\).PDF](#)
[ATT 4, LUA 2019-03 \(NEAP OVERLAY\) .PDF](#)
[ATT 5 NEAP_FINAL_FEIR.PDF](#)
[ATT 6, CC RESO FEIR \(NEAP\) .PDF](#)
[ATT 7, PC RESO TO CC \(NEAP\).PDF](#)