

AGENDA

Healdsburg Planning Commission

May 24, 2022 6:00 PM
401 Grove Street, Healdsburg
City Hall - City Council Chamber

This session of the Healdsburg Planning Commission will include a Workshop beginning at 6:00 PM. The regular Planning Commission meeting will immediately follow the adjournment of the workshop.

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.iqm2.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: **886 3330 3238** or follow this link: <https://cityofhealdsburg-org.zoom.us/j/88633303238> (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: **886 3330 3238** 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 ssumpter@healdsburg.gov or by calling 707-431-3346. 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> .

Planning Commission Workshop

1. **CALL TO ORDER/INTRODUCTIONS**
2. **ROLL CALL**
3. **DISCUSSION (Workshop)**

Application: DR 2017-17 and HT-2021-02 Healdsburg Avenue Apartments

Project

Description: Proposal for Design Review and Heritage Tree Permit to remove five

existing dwellings and construct a two-story, 30-unit apartment project on a 1.2-acre site. Project includes a density bonus and the removal of multiple trees. Driveway access to the 45 parking spaces will be from Healdsburg Avenue

The purpose of the workshop is to introduce the project to the Planning Commission and community and to obtain input. No official action will be taken at this meeting

Location: 3 Healdsburg Avenue, Healdsburg, (southwest corner of Healdsburg Avenue and Kennedy Lane), APN: 088-170-003

Applicant: KHE Holdings, LLC

Environmental

Determination: The workshop discussion is not a “project” pursuant to the California Environmental Quality Act (CEQA) Guidelines because the item for discussion does not involve an action and therefore no environmental determination is required. A project specific environmental analysis will be conducted once plans are resubmitted with any revisions based upon comments received at the Planning Commission workshop.

4. Adjournment

Planning Commission Regular Meeting

1. **ROLL CALL**
2. **ADMINISTRATIVE ACTIONS**
 - A. Approval of May 24, 2022 Agenda
 - B. Approval of April 26, 2022 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: MISC 2022-04

Project

Description: Review of the City of Healdsburg's Capital Improvement Program (CIP) for Consistency with the Healdsburg General Plan

Location: Citywide

Applicant: City of Healdsburg

Environmental

Determination: The CIP is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3), the commonsense rule, of the CEQA Guidelines because the CIP is a planning and funding planning document; each project contained in the document will require an independent environmental assessment appropriate to the nature of the project prior to its implementation.

5. NEW BUSINESS

6. COMMISSIONER AND SUBCOMMITTEE REPORTS

7. DIRECTOR'S REPORT

8. ADJOURNMENT

Scott Duiven, Planning Director, May 18, 2022

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 20220524 Agenda

Documents:

[PC_AGENDA_20220524.PDF](#)

2. PC 20220524 - Workshop Materials

Documents:

[20220524_HEALDSBURG PC WORKSHOP STAFFRPT.PDF](#)
[W - ATT 1 -PROJECT DESCRIPTION.PDF](#)
[W - ATT 2A - PLANS.PDF](#)
[W - ATT 2B - PLANS_ARCHITECTURAL.PDF](#)
[W - ATT 2C - PLANS_LANDSCAPE.PDF](#)
[W - ATT 2D - PLANS_CIVIL.PDF](#)
[W - ATT 2E - PLANS_ELECTRICAL.PDF](#)
[W - ATT 3 - LOCATION.PDF](#)

3. PC 20220524 - Regular Meeting Item 4A

Documents:

[PC STAFF REPORT RE CIP GP CONSISTENCY2022.PDF](#)
[ATTACHMENT 1 RESO CIP CONSISTENCY 2022-2027.PDF](#)
[EXHIBIT A.PDF](#)