

AGENDA

Healdsburg Planning Commission
Meeting
May 25, 2021 6:00 PM

Note: Meeting to be held via teleconference.

To Participate via Webex: <https://cityofhealdsburgmeetings.webex.com/>

Meeting ID: 187 214 4146

CORONAVIRUS (COVID-19) ADVISORY NOTICE

Consistent with Executive Orders No. N-25-20 and No. N-29-20 from the Executive Department of the State of California and the Sonoma County Health Official Orders No. C19-03 and C19-15, the City of Healdsburg Planning Commission meeting will not be physically open to the public and all Planning Commissioners will be teleconferencing into the meeting via Webex Meetings.

How to Observe the Meetings

To maximize public safety while still maintaining transparency and public access, the Healdsburg Planning Commission will be using Webex Events service to allow remote participation. Members of the public who only wish to watch the meeting, can observe the meeting by visiting <http://healdsburgca.iqm2.com/Citizens/default.aspx>. For those members of the public who wish to participate in the meeting remotely, detailed instructions on how to participate can be found at the end of the agenda.

How to submit Public Comment

1. Live: If you are participating in the meeting remotely, public comment may be submitted live, during the public comment period. Further detailed instructions on how to submit public comments live can be found at the end of the agenda.

American with Disabilities Act Accommodations

Any member of the public who needs accommodations should email Shawn Sumpter, Administrative Technician at ssumpter@ci.healdsburg.ca.us or call 707-431-3393. 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>

1. **ROLL CALL**

2. **ADMINISTRATIVE ACTIONS**

- A. Approval of Agenda for May 25, 2021
- B. Approval of Minutes for April 13, 2021
- C. Acceptance of Communications and Correspondence
- D. Declarations of Conflicts of Interest
- E. 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 formally 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: DR 2021-07, CUP 2021-04 (North Village Mixed Use/Residential)

Project

Description: The project applicant is seeking approval of Major Design Review and Conditional Use Permits for a mixed-use retail and residential development with 45 apartments, 5 live-work units and approximately 12,500 sq. ft. of retail space in three residential scale buildings on a 5.10-acre parcel.

Note: The proposed use/density was authorized by Master Conditional Use Permit CUP 2019-04 for the North Village Project which was approved by the Planning Commission on February 28, 2020.

Location: 16977 Healdsburg Avenue APNs: 091-060-025 and -039

Applicant: Comstock Healdsburg, LLC

Environmental

Determination: The Healdsburg City Council certified the Final Environmental Impact Report (FEIR) for the North Entry Area Plan (SCH# 2018062041) and adopted related findings, a Mitigation Monitoring and Reporting Program, and a Statement of Overriding Considerations (May 20, 2019). An Environmental Checklist & Addendum to the FEIR were prepared for the Master Conditional Use Permit for the North Village Project (MCUP 2019-04) that was approved by the Planning Commission on February 11, 2020; and the Development Agreement for the North Village Project (DA 2020-01) that was adopted by the City Council on April 6, 2020. In accordance with the California Environmental Quality Act (CEQA) Guidelines Section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning), no further environmental review is required because the North Village hotel and mixed use/residential project components would not result in on-site, off-site or cumulatively significant effects on the environment that were not examined in the FEIR.

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

Description: DR 2021-06, CUP 2021-03 (North Village Hotel)

Project

Description: The project applicant is seeking approval of Major Design Review and Conditional Use Permits for a proposed 108-key hotel on an 8.12-acre parcel. The proposed hotel includes a restaurant (indoor seating for 60 guests; outdoor seating for 40 guests) and a rooftop bar (seating for 60 guests in an indoor/outdoor setting); fitness facility and spa; and meeting and event spaces.

Note: The proposed use/density was authorized by Master Conditional Use Permit CUP 2019-04 for the North Village Project which was approved by the Planning Commission on February 28, 2020.

Location: 16977 Healdsburg Avenue

Applicant: Comstock Healdsburg, LLC

**Environmental
Determination:**

The Healdsburg City Council certified the Final Environmental Impact Report (FEIR) for the North Entry Area Plan (SCH# 2018062041) and adopted related findings, a Mitigation Monitoring and Reporting Program, and a Statement of Overriding Considerations (May 20, 2019). An Environmental Checklist & Addendum to the FEIR were prepared for the Master Conditional Use Permit for the North Village Project (MCUP 2019-04) that was approved by the Planning Commission on February 11, 2020; and the Development Agreement for the North Village Project (DA 2020-01) that was adopted by the City Council on April 6, 2020. In accordance with the California Environmental Quality Act (CEQA) Guidelines Section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning), no further environmental review is required because the North Village hotel and mixed use/residential project components would not result in on-site, off-site or cumulatively significant effects on the environment that were not examined in the FEIR.

<!--[if !supportLists]-->5. <!--[endif]-->**COMMISSIONER AND SUBCOMMITTEE REPORTS**

<!--[if !supportLists]-->6. <!--[endif]-->**DIRECTOR'S REPORT**

<!--[if !supportLists]-->• <!--[endif]-->Development project status

<!--[if !supportLists]-->7. <!--[endif]-->**ADJOURNMENT**

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 on the City's website at www.ci.healdsburg.ca.us.

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

Luke Sims, Interim Community Development Director, May 20, 2021

WebEx Instructions for Joining the Meeting and Submitting Live Public Comment

Joining the meeting remotely

<!--[if !supportLists]-->• <!--[endif]-->The Healdsburg Planning Commission will be using Webex Events service to allow remote participation.

<!--[if !supportLists]-->• <!--[endif]-->It is highly recommended that you follow the steps below to register for the event in advance to simplify joining the event once it is in progress by using the confirmation email.

Instructions for participating remotely

<!--[if !supportLists]-->• <!--[endif]-->Go to the following link:

<https://cityofhealdsburgmeetings.webex.com/>

<!--[if !supportLists]-->• <!--[endif]-->Enter in the following event number **187 214 4146** in the gray box under the words "Join a meeting".

<!--[if !supportLists]-->• <!--[endif]-->Click Enter

<!--[if !supportLists]-->• <!--[endif]-->The next screen will display the Event Information.

In the middle of the screen towards the bottom or in the event status line, click register.

• Fill in the requested information (first name, last name and email address) and hit submit.

• The next screen will display your registration has been confirmed and notifying you that you will receive a confirmation email with the detailed event information.

The day of the Meeting

• Open the confirmation email you received from the event registration.

• Click the green button that says, "Join Event".

• If the meeting host has started the event; the event should automatically start on your screen.

• If the meeting host has not started the event, you may need to refresh your screen a few minutes before the start of the meeting and again click on "join event".

How to submit public comment

Members of public may provide public comment during the event by participating in the meeting remotely. Public comment may be submitted live, during the public comment period. To submit public comment, please follow the instructions below:

a. Once you are in the meeting, open the list of participants

b. In the bottom right-hand corner of the participant list, is a hand icon

c. Click on the hand icon

d. The hand icon will place you in line to speak

e. When it is your turn to comment, you will be called upon to comment

f. When you are done commenting, or your three minutes are complete, please remember to un-raise your hand

If you have any questions or concerns, please contact Shawn Sumpter, Administrative Technician, by calling 707-431-3393 or by email at ssumpter@ci.healdsburg.ca.us

1. PC 20210525 - Agenda

Documents:

[PC_AGENDA_20210525.PDF](#)

2. PC 20210525 - Minutes -4-13-2021 DRAFT

Documents:

[PC_MINUTES_20210413.PDF](#)

3. PC 20210525 - Shared Exhibits

Documents:

[M1 - NORTH VILLAGE PLAN SET_20210525.PDF](#)

[M2 - COMSTOCK-RESPONSES TO PC WORKSHOP COMMENTS.PDF](#)

[M3 - ACCESS EVALUATION FOR THE COMSTOCK PROJECT-04062021.PDF](#)

[M4 - STREET TREE MEMO_CARLILEMACY_2020-04-30.PDF](#)

M5 - TREE INVENTORY REPORT_REVISIED_04012021.PDF
M6 - VEGETATION MANAGEMENT PLAN_DRAFT04062021.PDF
M7 - RECIPROCAL EASEMENT AGREEMENT - RECORDED AUGUST 2020.PDF
M8 - CITY DEPARTMENT COMMENTS_HOTEL AND MIXED USE PROJECTS.PDF
M9 - M12 - ENVIRONMENTAL DOCUMENTS.PDF

4. PC 20210525 - 4A North Village Mixed Use

Documents:

_4A-STAFF REPORT DR2021-07 CUP2021-04 NV MIXED USE.PDF
01 - PC RESO 2021-08 NV MIXED USE-DR 2021-07- CUP 2021-04.PDF
02 - MIXED USE - VICINITY MAP.PDF
03 - NV MIXED USE CUP DR NARRATIVE PLANNING PERMIT APPLICATION_DRAFTFINAL04.05.2021.PDF
04 - NORTH VILLAGE MIXED-USE TDM PLAN - REVISED DRAFTV2.PDF
05 - WELO CALC-PRELIM-NORTH VILLAGE-PARCEL 4.PDF
06 - NV MIXED USE- GENERAL PLAN CONSISTENCY ANALYSIS .PDF
07 - NV MIXED USE - NEAP CONSISTENCY ANALYSIS.PDF
08 - NV MIXED USE LAND USE CODE CONSISTENCY ANALYSIS.PDF
09 - NV MIXED USE - DA CONSISTENCY ANALYSIS.PDF

5. PC 20210525 - 4B North Village Hotel

Documents:

_4B -STAFF-REPORT DR2021-06 CUP 2021-03 NV HOTEL.PDF
01 - PC RESO 2021-07 NV HOTEL _DR 2021-06 CUP 2021-03.PDF
02 - HOTEL - VICINITY MAP.PDF
03 - NV HOTEL CUP DR NARRATIVE_04052021.PDF
04 - NORTH VILLAGE-HOTEL-DLVRY TRUCK TURNING.PDF
05 - NORTH VILLAGE HOTEL TDM PLAN - REVISED DRAFTV2.PDF
06 -NORTH VILLAGE HOTEL WELO CALC-20210519.PDF
07 -NV HOTEL CUP SUPPLIMENTAL APPLICATION FOR ALCOHOL-RELATED USES.PDF
08 - NV HOTEL- GENERAL PLAN CONSISTENCY ANALYSIS .PDF
09 - NV HOTEL NEAP CONSISTENCY ANALYSIS.PDF
10 -NV HOTEL- LAND USE CODE CONSISTENCY ANALYSIS.PDF
11 - NV HOTEL- DA CONSISTENCY ANALYSIS.PDF

6. PC 20210525 - Director's Report

Documents:

PLANNING DEVELOPMENT PROJECTS.PDF
DEVELOPMENT ACTIVITY 11X17_20210518.PDF