

## AGENDA

### Healdsburg Planning Commission

June 28, 2022 6:00 PM

401 Grove Street, Healdsburg  
City Hall - City Council Chamber

### **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: **819 0740 4550** or follow this link: <https://cityofhealdsburg-org.zoom.us/j/81907404550> (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: **819 0740 4550** 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](mailto: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> .

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1. **ROLL CALL**
2. **ADMINISTRATIVE ACTIONS**
  - A. Approval of June 28, 2022 Agenda
  - B. Approval of May 24, 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:** TM 2017-03 Extension of Time

##### **Project**

**Description:** Extension of time for an approved Tentative Parcel Map proposing to split the parcel located at 359 Hudson Street into two parcels.

**Location:** 359 Hudson Street APN: 002-291-033

**Applicant:** Eric A. Ziedrich, Owner

##### **Environmental**

**Determination:** The project is categorically exempt pursuant to California Environmental Quality Act Guidelines Section 15315 Class 15 Minor Land Divisions.

##### B. Item

**Description:** DR 2022-06; CUP 2022-03 - Mill District Lot 1: Pool House

##### **Project**

**Description:** Major Design Review and Conditional Use Permit applications for construction and operation of a two-story building featuring a ground level fitness center and a second story lounge and pool to be used as an amenity and clubhouse for homeowners in the Mill District. Gross building area is approx. 15,071 SF, including 2,825 SF on the ground level that is dedicated to back of house/circulation uses.

**Location:** 146 and 164 Healdsburg Avenue (Lot 1 of Mill District project)  
APN: 002-870-002

**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 Permit, and Historic Structure Removal Permit.

## 5. COMMISSIONER AND SUBCOMMITTEE REPORTS

## 6. DIRECTOR'S REPORT

## 7. ADJOURNMENT

Scott Duiven, Community Development Director, June 22, 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](http://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 20220628 Agenda

Documents:

[PC\\_AGENDA\\_20220628.PDF](#)

### 2. PC 20220628 Minutes 20220524 DRAFT

Documents:

[PC\\_MINUTES\\_20220524\\_DRAFT.PDF](#)

3. PC 20220628 4A

Note: Revised Attachment 1 added correcting a typo.

Documents:

[PC STAFF REPORT 359 HUDSON TPM EXTENSION .PDF](#)  
[ATT 1 359 HUDSON TPM EXTENSION RESOLUTION .PDF](#)  
[ATT 1 359 HUDSON TPM EXTENSION RESOLUTION\\_REVISED.PDF](#)  
[ATT 2 - 11-4-17 PC SR.PDF](#)  
[ATT 3 TM 9-12-19 TIME EXTENSION APPROVAL LETTER 1.DOCX.PDF](#)  
[ATT 4 TM 12-17-20 TIME EXTENSION 2.PDF](#)  
[ATT 5 TPM EXT REQUEST.PDF](#)

4. PC 20220628 4B

Documents:

[STAFF REPORT MILL DISTRICT LOT 1 AMENITIES BLDG 062822.PDF](#)  
[EX 1 - LOT 1 PC RESO NO. 2022-09.PDF](#)  
[EX 2 - LOT 1- SITE LOCATION MAP.PDF](#)  
[EX 3 - LOT 1- POOL HOUSE PROJECT DESCRIPTION.PDF](#)  
[EX 4 - LOT 1- POOL HOUSE UPDATED PROJECT INFORMATION.PDF](#)  
[EX 5 - PLANS - MILL DISTRICT AMENITIES LOT 1 B-W.PDF](#)  
[EX 6 - LOT 1- SWLID REPORT.PDF](#)  
[EX 7 - LOT 1 - HOTEL PARKING GARAGE SCHEMATIC.PDF](#)  
[EX 8 - MD LOT 1- WALKER PARKING QUEUING STUDY.PDF](#)  
[EX 9 - LOT 1- AUTO COURT CONCEPTUAL EXHIBIT.PDF](#)  
[EX 10 - MD LOT 1 - HANDS FIRE PROTECTION MEMO.PDF](#)  
[EX 11 - CHAP CONSISTENCY ANALYSIS.PDF](#)  
[EX 12 - LAND USE CODE CONSISTENCY ANALYSIS.PDF](#)