



Planning Commission Meeting Minutes

May 14, 2019 6:00 PM
City Council Chamber

1. **ROLL CALL** Commissioners present: Bottarini, Civian, Eddinger, Luks, Petrik, Tracy
Commissioners absent: Breznikar
City Staff present: Planning and Building Director Maya DeRosa, Principal Engineer Curt Bates, Senior Planner Lisa Kranz, Senior Planner Scott Duiven, Consultant Walter Kieser, Administrative Specialist Shawn Sumpter

2. ADMINISTRATIVE ACTIONS

- A. The Commission voted 6-0-1 (Breznikar absent) to approve the May 14, 2019 agenda.
- B. The Commission voted 5-0-1-1 (Petrik abstain, Breznikar absent) to approve the minutes for April 23, 2019.
- C. Acceptance of Communications and Correspondence: None
- D. Declarations of Conflicts of Interest: None
- E. Disclosures of Ex Parte Communications: Commissioners Luks and Bottarini disclosed communications with the applicant for item 4B.

3. **PUBLIC COMMENTS:** None

4. PUBLIC HEARINGS

A. Item

Description: Land Use Amendment LUA 2019-02 (Inclusionary Housing Ordinance)

Project

Description: Amendments to the City of Healdsburg Municipal Code Section 20.20.030: Inclusionary Housing, and Section 20.28.310: Definitions.

Location: City-wide

Applicant: City of Healdsburg

Environmental

Determination: The project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3).

Senior Planner Lisa Kranz and Consultant Walter Kieser presented the staff report.

Chair Civian opened the hearing for public comment.

Alan Cohen – 205 Center Street, encouraged the Commission to consider an exception for smaller units. He expressed doubts that there would be a market for the “for sale” middle income units. He expressed concerns about the wording in section F, items 3 and 4 regarding the number of bedrooms and provision of similar amenities in regard to subdivisions where lots are sold and developed individually. How can you provide similar features to homes that are not yet built?

There being no further speakers, Chair Civian closed the public input portion of the meeting.

A discussion ensued about the possibility of exempting units or additions less than 1,300 square feet in size.

Commissioner Bottarini stated that he supports adding the 1,300 square foot exemption to encourage developers to build smaller units.

Commissioner Petrik agreed.

Commissioner Eddinger agreed and added his concerns that while we are trying to make housing more affordable we seem to miss the middle income needs.

Planner Kranz clarified for Commissioner Tracy that an additional item could be added to the text of the ordinance to provide the exemption.

Commissioner Luks noted the recent efforts to lower fees for ADU's, which are now allowed to be about the same size, and stated that the 1,300 square foot exemption seems reasonable.

Chair Civian stated his agreement to include a 1,300 square foot exemption.

A discussion ensued regarding the requirement for inclusionary units to include a similar number of bedrooms. It was noted that homes in single family subdivisions typically contain 3 bedrooms or more.

The consensus of the Commission was to direct staff to convey their concerns regarding subdivisions with lots sold for individual development to the Council.

Commissioner Petrik expressed his support for increasing the threshold payment of in-lieu fees to development of 9 units or less.

The Commission expressed consensus for this change.

The Commission expressed an interest in exempting covered porches from lot coverage calculations.

Commissioner Petrik questioned whether there will be a market for the proposed 5% middle income "for sale" units. With current costs it may be more attractive to middle income residents to rent until they can afford to buy a home that is not in a restricted program. He stated that it may make more sense for those units to be rentals.

Consultant Walter Kieser said that is a good point. He stated that he has seen it work, and not work, in communities. He explained that this is a whole package that has an emphasis on middle income with an ability to make adjustments as a response to the Housing Action Plan and the Community Housing Committee recommendations.

A discussion about density bonuses ensued with the Commission expressing a desire to provide flexibility in lot coverage requirements to accommodate additional units.

On a motion by Commissioner Petrik, seconded by Commissioner Bottarini, the Commission voted 6-0-1 (Breznikar absent) to approve the recommendation to Council with the following modifications and direction to staff:

- Include an exemption for residential units less than 1,300 square feet in size
- Modify the threshold requirement to provide an inclusionary unit to 10 units or more;
- Recommend to Council consider provisions for inclusionary units when density bonus regulations are before them for modification
- Modify subsection E, regarding regulatory, procedural, or financial incentives, adding, "including but not limited to a density bonus or an increase in lot coverage..."
- Modify 20.20.030 (F) 3 and 4 to include guidance for lot sale subdivisions regarding the number of bedrooms and size compatibility of inclusionary units.

B. Item

Description: TM 2019-01, DR 2019-04, V 2019-01

Project

Description: Subdivide a 0.98-acre site into 3 single-family residential lots and one remainder parcel; Design Review for 3 single-family homes and 1 accessory dwelling unit; and Variance request related to required setbacks.

Location: 131 Kennedy Lane APN: 088-170-048, 088-170-049

Applicant: Jim Heid, Kennedy Courts, LLC

Environmental

Determination: The project is exempt from the provisions of the California Environmental Quality Act (CEQA) Pursuant to CEQA Guidelines Section 15332, Class 32, In-fill Exemption.

Senior Planner Scott Duiven presented the staff report.

Commissioner Tracy noted that three of the variances requested are similar to the ones granted for the project at 125 Kennedy Lane with the exception of variance number 1.

Planner Duiven agreed, explaining that variance 1 is necessary due to the slightly irregular shape of the lot.

Commissioner Luks commented that the variances requested here seem to be smaller than those granted for the 125 Kennedy Lane project.

Planner Duiven confirmed.

Chair Civan invited the applicant to address the Commission.

Jim Heid the project applicant described the project.

Commissioner Luks asked about window locations and common use areas.

Heid stated that privacy concerns have been addressed and that maintenance of common facilities has been addressed in the CC&R's.

Answering a question from Commissioner Tracy, Heid stated that the home on lot 3 is single story and oriented to accommodate the existing mature trees and privacy concerns of the neighbors in Presidential Estates.

Chair Civan asked if there would be reciprocal rights to the green on the 125 Kennedy Lane site.

Heid stated that this project would be folded into the home owner's association created for the 125 Kennedy Lane project.

In answer to a question from Chair Civan, Heid stated that the driveway is proposed to be a mix of materials including asphalt and pavers.

Chair Civan expressed concern for the durability of pavers in an area that would have a high volume of turning movements.

Chair Civan opened the hearing for public comment.

Richard Burg – Fitch Street, expressed his support for the project.

Alan Cohen – 205 Center Street, expressed his support for the project.

Ken Munson – 701 Healdsburg Avenue, expressed his support and noted that under the new ADU regulations, the accessory building on lot 3 could be converted to an accessory dwelling unit (ADU).

There being no further speakers, Chair Civian closed the public input portion of the hearing.

Commissioner Luks stated that he initially had concerns about the remainder parcel next to the river but that he is satisfied that City staff has a plan in the works for the area.

Chair Civian stated that he has concerns with issuing variances but in this case the advantages outweigh his concerns.

Commissioner Eddinger noted that there are areas of town with varied setbacks and that the differences proposed here fit well. He stated his dislike for granting variances but stated that for this project it works.

Commissioner Bottarini expressed his agreement regarding the variances. He offered that a varied front yard setback; 15 feet for the main building and 20 feet for garages should be considered the next time the ordinance is reviewed.

Commissioner Tracy expressed his support stating that the project represents a great use of the land and that he is not concerned about granting the variances.

On a motion by Commissioner Petrik, seconded by Commissioner Bottarini the Commission voted 6-0-1 (Breznikar absent) to approve TM 2019-01, DR 2019-04, V 2019-01 at 131 Kennedy Lane.

5. **NEW BUSINESS:** None

6. **COMMISSIONER AND SUBCOMMITTEE REPORTS:** None

7. **DIRECTOR'S REPORT:** None

The meeting adjourned at 8:03 PM.