



**Planning Commission
Meeting Minutes - Draft**

November 8, 2022 6:00 PM
401 Grove Street, Healdsburg
City Hall - City Council Chamber

1. ROLL CALL

Chair Luks called to order the meeting of the Planning Commission of the City of Healdsburg at 6:00 p.m.

Commissioners present: Breznikar, Brunner, Gerlach, Luks, McKay

Commissioners absent: Hunt

City Staff present: Community Development Director Scott Duiven, Planning Consultant Linda Ruffing, Administrative Technician Amanda Gray, Administrative Analyst Griselda Villarreal

Director Duiven stated that interpretation services were being offered at this meeting, and he explained the process.

2. ADMINISTRATIVE ACTIONS

A. Approval of November 8, 2022 Agenda

On a motion by Commissioner McKay, seconded by Vice Chair Brunner, the Commission voted 5-0-1 (Hunt absent) to approve the November 8, 2022, agenda.

B. Approval of Minutes - None

C. Acceptance of Communications and Correspondence

Correspondence received regarding Item 4A, 607 Johnson Street:

- Bruce Abramson
- Ron and Sally Grassi
- Mary McDaniel
- Mike Lange
- Sonja Trauss, YIMBY Law
- Courtney Welch, CaRLA

D. Declarations of Conflicts of Interest - None

E. Disclosures of Ex Parte Communications - None

3. PUBLIC COMMENTS

None.

4. PUBLIC HEARINGS

A. Item

Description: DR 2022-05, TM 2022-02 – 450 Parkland Farms Boulevard

Project

Description: Major Design Review, Density Bonus/Housing Incentives, and Tentative Map applications for an affordable housing project comprised of 118 residential units, associated open space, parking, and community facilities on an approximately 12-acre site. Housing types include two-story townhomes, and two- and three-story stacked flats.

Location: 450 Parkland Farms Boulevard (Parcels 5 and 6 of the Saggio Hills project)
APNs 091-310-005 and 091-310-006

Applicant: Freebird Development Company, LLC

Environmental

Determination: An affordable housing project of up to 150 units on the project site was addressed at a programmatic level in the certified Final Environmental Impact Report ("FEIR") for the Saggio Hills Development Project (SCH #2003062025). An Addendum to the FEIR ("Addendum") was prepared for the Saggio Hills Affordable Housing Project. The FEIR and Addendum are

available for review at the City of Healdsburg Community Development Center, 401 Grove Street, Healdsburg, CA.

Planning Consultant Linda Ruffing presented the staff report and discussed the following:

- Site location
- Background
- City goals for Saggio Hills affordable housing
- Requested entitlements
- Tentative subdivision map
- Subdivision improvements
- Tentative map findings
- Tentative map conditions of approval
- Overall site plan
- Off-street parking
- Waiver/reduction of development standards per SDBL
- Design considerations – buildings
- Design considerations – site layout
- Landscape plan
- Consistency with Planning policies
- Major Design Review findings
- Recommended conditions of approval
- Environmental Review
- Recommended actions

The Applicant, Robin Zimble, Founder of Freebird Development Company, and Lisa Jacks, Principal of MITHÜN, provided a presentation and discussed the following:

- Pre-development schedule
- Design as presented to the Planning Commission Workshop in March 2022
- Workshop feedback received
- Updated design

Commission discussion ensued.

Commissioner McKay referenced the communication received from YIMBY Law and asked if staff could provide an explanation of how Government Code Section 65589.5 affects the Planning Commission's decision making. He asked for clarification on Sonoma County Transit and the approval of adding a transit stop to this development location. He asked for clarification on the public comment received regarding the oak trees immediately east of Palomino Court that were allegedly planted as mitigation for the Montage project and then were removed. He discussed parking at the Healdsburg Ridge Open Space lot and asked how residents using that lot for parking would be avoided and if parking is included with the lease.

Ms. Ruffing responded that Government Code Section 65589.5 is the Housing Accountability Act and this project is subject to that Act. She said that means that the City has very little discretion to deny a project that is providing affordable housing. Regarding the oak trees east of Palomino Court, Ms. Ruffing said that the trees were not removed as part of the mass grading. She said they were removed in conjunction with the drainage facilities for the extension of the street, and said she was not aware that they were mitigation trees. She further stated that the applicants have proposed several oak trees on the site and that the design team would like to spend more time looking at the entry to the site and there is an opportunity to replace them in a location where they will not conflict with the storm drainage utilities.

Ms. Zimbler spoke regarding Sonoma County Transit and said that they have had several conversations and Sonoma County Transit are conceptually supportive of having a transit stop at the development. She said that Sonoma County Transit is concerned with expanding the route due to the lack of buses, and the applicant is going to be working with them to try and identify funding to potentially add another bus to serve that route. She discussed the current route and proposed route. Regarding parking fees, she said that parking is included with the lease. Ms. Zimbler addressed the Healdsburg Ridge Open Space parking lot question and said she understands the concern. She said that their management company can work with the City to ensure that the residents and visitors are not using the lot during certain hours.

Commissioner Gerlach asked when the decision will be made regarding homeownership versus rental and is that something the Planning Commission needs to weigh in on. He asked if there are any additional improvements that have to be made in order to turn it into a condominium. He asked for clarification regarding the 14-acre parcel and the 12-acre parcel that were referenced in correspondence. He discussed the tree report and asked if any trees were going to be removed.

Ms. Zimbler stated that they would like the Commission to leave the question of homeownership versus rental open for now. Regarding additional improvements, she said that it could go either way and said they have tried to design this project to be as flexible as possible.

Ms. Ruffing responded regarding the parcel acreage and said that originally it was a 14-acre parcel, and a public road was built in the middle. She said the missing acreage is the alignment of the Parkland Farms extension. In response to the tree removal question, she said that no trees will be removed.

Commissioner Breznikar asked if air conditioning will be included in these buildings, if grey water will be connected to the washers located where the 3-bedroom apartments are, and in terms of the home ownership she asked where the units fall on the area median income. She further asked who would be eligible to buy these units and if it could be prioritized for the local workforce.

Ms. Jacks said that air conditioning would be included in the buildings.

Ms. Zimbler said that grey water could be connected to the designated washer located in the three-bedroom apartments, however, additional infrastructure would need to be added to connect them to the centralized system. She said that the rental units will be restricted to anywhere between 30% and 80% of the area median income and the homeownership units cannot be any more than 120% of the area median income, and that the homeownership units will be priced at that affordability. She said in their experience, for rental and ownership, if there is local legislation that implements having the housing be prioritized for the local workforce, then yes, they can.

Vice Chair Brunner spoke regarding the number of units in the Area 5 corridor building, and said he likes the additional units because the more units for living the better. He asked if there is a possibility that the three-story portion could be moved to the north so it is not as visible and as much of an impact to the neighborhood, whether solar panels were proposed on the units, and if there would be the option to catch the roof water (grey water) to store it. Regarding Area 6, he asked if they considered building town houses there as well as the condominiums.

Ms. Zimbler responded that the building as it was presented in March had a three-story portion on the north and a two-story portion on the south, and the change was to make the whole building three stories. She explained that if they were to make it two-story on the south, then

they would have to make it four-story on the north to achieve the same unit count. She said that based on community feedback with concerns of the building being three stories, she does not think four stories would be welcomed, but said that it could be an option. She confirmed that solar panels will be installed on all the residential roofs. Regarding the ability to capture roof water and store it, she said that it is very hard to implement that system in the climate we live in.

Chair Luks spoke regarding the condominiums and asked whether they would be a mix of rental and homeownership. He discussed his understanding of the EIR/CEQA process related to this project. He asked about the size and location of the sod and asked if a condition of approval would be added regarding the landscaping.

Ms. Zimpler responded regarding the condominiums and said that they would all be home ownership or all rentals, not a mix

Ms. Jacks spoke regarding the sod and said that it is located behind the central walk up building and it is roughly 1,000 square feet.

Director Duiven said that typically there is a condition of approval that requires a landscape and irrigation plan prior to issuing a building permit.

Chair Luks opened the hearing for public input.

Diego, spoke in support of the project and expressed concern with language that has been used to address critical issues that the development is carrying. He discussed the laundry facilities, being a good neighbor, parking policy and urged the Commission to approve the project.

Mike Lange, Arabian Way, spoke in support of the project and discussed his concerns with the fire evacuation routes and the three-story versus two-story buildings.

Laura, spoke in support of the project and asked the Commission to consider the people in the community that are poor and who work at local wineries, hotels, fields, and restaurants. She said she wants to ensure these units are truly affordable to all.

Tanya, spoke in support of the project and discussed the needs of not only the local Latino community but also the white community in Healdsburg and expressed that everyone deserves to have housing, and the housing needs to truly be affordable to all.

Name unknown, Santa Rosa, spoke in support of the project and shared that she is a part of a community of people in Healdsburg that have been living and contributing to the City for many years, and expressed that they have not been able to afford a home in the City. She expressed her strong desire to be able to have the opportunity to purchase a home, provide for her family, and continue contributing to Healdsburg. She also discussed her children's desire to do the same.

Bobbie Burton, Palomino Court, spoke regarding her concerns with parking, and said that she feels that there are still many unanswered questions related to the bus route, landscaping, and water use.

Hank Skewis, Fitch Mountain Villas, spoke in support of the project, and asked what the pricing structure is going to be on the units and their affordability.

Cristal Lopez, Community Advocacy Coordinator for Corazon Healdsburg, spoke in support of the project and discussed the addition of units, parking spaces, public transportation, washer and dryer hookups, open space communal area, and homeownership opportunities.

Diana Novella, Palomino Ct, stated she is concerned with privacy issues related to through public traffic along the Parkland Farms extension.

Bruce Abramson, spoke in support of the project and discussed the number of units that were originally planned for this project and his desire for additional units. He also discussed his concerns with parking.

Mary McDaniel, Palomino Court (via Zoom), spoke in support of the project, referenced the letter she distributed to the Commission and spoke regarding the amount of buildable land, parking, increasing the owner-occupied units, use of Healdsburg Ridge Open Space, and the EIR.

Tim, (via Zoom), shared his concerns regarding minimal laundry services being available and how this could cause neighbor conflict, potential hygiene issues and compromise the residents' quality of life. He discussed the City's Grey Water Distribution Program.

Steve, Parkland Farms (via Zoom), shared his concerns with parking and public transportation availability and expressed his strong desire to increase parking.

Kim, Arabian Way (via Zoom), shared her concerns with parking and public transportation availability.

Felecia Accomazzo, (via Zoom), previously resided on Arbor Way, expressed her concerns with safety and recommended that a traffic study be done in this area.

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

Commissioner McKay addressed the concept of retaining the two-story wing in Area 5 and adding a fourth story to the three-story wing. He said that it is difficult to deliberate on this without seeing any renderings. He stated that he is in favor of additional units being constructed as these units are very important for the community and the region.

Commissioner Gerlach said he supports Commissioner McKay's comments regarding additional units in Area 5. He said that the contextual change would be dramatic and would be difficult for neighbors to accept, which he understands. Overall, he said he believes the City would be well served by the additional eight units and he supports a three-story south wing.

Commissioner Breznikar discussed how the building in Area Five could be disguised by use of colors and trees. She supports including the additional eight units with the three story south wing and asked if the building could be moved to the north side of that lot.

Vice Chair Brunner spoke in favor of adding the additional eight units and supports doing so by adding the third story on the south wing. He spoke regarding perimeter fencing and using trees to assist with screening.

Ms. Zimpler responded to Commissioner Breznikar's question regarding moving the building to the north. She said that they did look at moving the building, but it would be very difficult to with creek setbacks and drainage.

Chair Luks said he supports adding eight units by adding the third story on the south wing. He suggested planting trees on the neighboring property to assist with screening.

Commissioner McKay asked if there was any consideration of adding a floor to the community center for additional units.

Ms. Zimbler responded that they did not consider this, but that it would only achieve adding two or three units if they did so.

Commissioner Gerlach addressed the parking situation and supports adding more parking spaces.

Commissioner Breznikar asked what the constraint would be on putting street parking on both sides of the Parkland Farms extension.

Ms. Jacks responded that there is not sufficient room for parking on both sides of the Parkland Farms extension. She mentioned the sizeable retaining wall that was added at the end of Area 3 to allow for more parking. She said that the retaining wall would have to be bigger and longer to allow for additional parking, and that it would be a cost issue. She said they are not able to accommodate increased parking closer to the creek due to significant storm water drainage and management problems.

Ms. Zimbler said that they discussed including more compact parking spaces in the parking lot, which would allow for additional parking spots.

Chair Luks asked for confirmation that they want to increase the number of parking spaces by taking 30% of off-street parking spaces and narrowing them from nine feet to eight feet.

Ms. Zimbler said yes approximately 30% of the off-street parking spaces would be narrowed from nine feet to eight feet.

The Commission consensus was to support narrowing, at a minimum, 30% of the off-street parking spaces from nine feet to eight feet.

Commissioner Breznikar said that this is a wonderful project, and she loves the articulation of the buildings. She stated that she is in support of the colors chosen for the project. She recommended lighter colored roof shingles. Regarding Area 3, she stated that there are a lot of dark colors that have southern exposure and recommended putting the darker colors on the northeast ends. She stated that the darker colors will absorb heat and will increase the temperature in buildings. Regarding Area 4 and Area 5, she said that the west exposures are also dark and suggested putting the red color in an area where it will not be as intrusive. She recommended adding shades to the windows of the buildings that are facing southwest.

Vice Chair Brunner said that if laundry facilities cannot be accommodated in every unit it would be good to at least have them on every floor. He spoke regarding the striping plan and asked that it be included as a part of conditions of approval, along with the signage.

Ms. Zimbler responded to the questions regarding the number of laundry facilities. She said it is not possible to achieve adding them to every floor and said there is very little common circulation in those buildings which makes it difficult.

Chair Luks said that he agrees that laundry should be in every unit, but unfortunately there is not enough money available to produce this outcome.

On a motion by Commissioner Gerlach, seconded by Commissioner McKay, the Commission voted 5-0-1 (Hunt absent) to approve Resolution No. 2022-18 with the addition of the following conditions:

- Condition No. 66 - A minimum of 35% of the off-street parking spaces shall be compact spaces with an 8' stall width in order to increase the off-street parking count.
- Condition No. 67 - The Applicant shall coordinate with the neighbors on Palomino Court to define and implement mitigation measure to help reduce the visual impact of the proposed 3-story corridor building in Area 5 such as additional landscaping, fencing, modified building colors, etc..
- Condition No. 68 - The Applicant shall submit revised exterior building colors for the west and south walls of the 3-story corridor building in Area 5 for review and approval by the Community Development Director.

On a motion by Commissioner Gerlach, seconded by Commissioner Breznikar, the Commission voted 5-0-1 (Hunt absent) to approve Resolution No. 2022-17 with the addition of the following conditions:

- Condition 16 (g) - Add "Driveways Ahead" signage on both directions of Parkland Farms Boulevard ahead of the Area 4 townhouse driveways to alert drivers of possible exiting vehicles.
- Condition 16 (h) - Clarify shared-use path interaction with the existing roadway on Parkland Farms Boulevard south of the Project.

**The Commission took a recess at 9:07 p.m.
The Commission reconvened at 9:17 p.m.**

5. NEW BUSINESS

A. Commercial Cannabis Uses – Land Use Code Amendments

Provide comments to staff on the development of an ordinance updating the Healdsburg Land Use Code to allow for commercial cannabis uses.

Community Development Director Duiven presented the staff report and discussed the following:

- Background and path forward
- Ordinance structure
- Permitted commercial cannabis uses
- Commercial cannabis uses not permitted
- Zoning districts and permitted cannabis uses
- Criteria for dispensary locations

Commission discussion ensued.

Vice Chair Brunner asked what criteria said that there will be two dispensaries in Healdsburg.

Director Duiven responded that it was City Council's direction to have two dispensaries in the City.

Commissioner McKay asked if the two dispensaries would be cannabis retail dispensaries and microbusinesses, with microbusinesses potentially not consisting of a retail dispensary

component.

Director Duiven responded that the way the code is written, cultivation is not allowed. He said that based on the state license you have to have three of those four components, retail being one of the components, and by default they would have a dispensary as part of that microbusiness.

Commissioner Gerlach asked if the dispensaries would be allowed in the Grove Street Mixed Use, and whether the commercial use that is located across from the Montessori School on Grove Street would be an allowable location for a dispensary. He also asked why the permit is only good for two years.

Director Duiven responded that dispensaries would not be allowed in the Grove Street Mixed Use area. Regarding the commercial use located near the Montessori School, Director Duiven said that the industrial area where the dispensaries could be located are in excess of the 500-foot buffer requirement area away from the school (for path of travel). Regarding the permit expiration, he said that the City based their code on what other jurisdictions were doing, and said that staff is seeking Commission feedback on this.

Chair Luks spoke regarding the permit expiration, and said that a two-year permit might work and not discourage retainership, but said that if it applies to manufacturing facilities then he did not feel that businesses would invest. Chair Luks asked for clarification on what a cannabis manufacturing facility is.

Director Duiven discussed what a cannabis manufacturing facility is.

Commissioner McKay asked for clarification on the two-year permit and asked if there is an entitlement time extension available and what kind of time and process would that entail. He asked if it would be a staff level review process.

Chair Luks, Commissioner Gerlach and Director Duiven provided clarification on the time and the process and what would be needed.

Director Duiven said that it would be a staff level review process.

Chair Luks asked for public input.

Craig Litwim, Sebastopol, was a co-author of the dispensary ordinance for the City of Sebastopol, and since then has worked in the cannabis related industry. He spoke regarding lasting community benefits, urged the Commission to look at a good ranking system, said the draft ordinance looks good for medical patients, asked if an operator can apply for two different license types for the same property and said that he would like to see the ordinance allow up to two microbusinesses.

Brandon Levine, Sonoma County, Founder and CEO of Mercy Wellness, spoke regarding the application process for two licenses and unlimited standalone deliveries, asked how the application process works for the microbusiness and does a microbusiness hold more weight over a standalone retail applicant and discussed Senate Bill 1166.

Felecia Accomazzo, Operations Director for Mercy Wellness, spoke regarding Mercy Wellness, and said that the Commission may want to consider updating the last Land Use Code Amendment related to cultivation, asked if the City has hired a consultant to help with this

process, and whether the City has looked at any market analysis to see how many cannabis retail licenses the City of Healdsburg and Dry Creek Valley could support.

Eli Melrod, Co Founder of SolFul, commended the City and the Commission for what they have drawn up, discussed how challenging it would be for retailers to find a location in the allowable zones to give Healdsburg the optionality to choose the two best operators in an RFP process and encouraged the Commission and staff to consider an RFP process with more flexibility. He also spoke regarding the permit renewal process.

Commission discussion ensued.

Commissioner Breznikar asked what the difference is between a dispensary and a microbusiness.

Director Duiven explained the difference between a dispensary and a microbusiness. He clarified that the Council decided, based on feedback received, that we would not limit it to just one and that there could be two dispensaries or two microbusinesses or one of each.

Commissioner McKay, asked for clarification on the RFP process. He asked if the parking standard already has a cannabis business. He suggested that if a separate parking requirement is being considered then make it be less than the general retail parking requirement. He asked how the final sales tax is going to be determined and said that he thinks it should be kept low. He said he appreciates that there is not a conditional use process and is curious to know what prompted the two-year permit timeframe.

Director Duiven provided clarification on the RFP process and said that Assistant City Manager Andrew Sturmfels is helping coordinate the RFP and that it would be going to City Council for approval. Regarding the parking standard, he responded that at this point it would be under general retail but that at some point research should be done to see about creating a cannabis parking standard. Regarding the sales tax, he said that it would be a City Council decision.

Commissioner Gerlach spoke regarding the security requirements stating that they are broad and expects that staff will tighten it up to what the enforceable standard is. He said that the requirement for a full-time backup generator seems excessive. He said he would encourage City Council to consider the first three-year period as a trial and thinks a two-year period is too short.

Commissioner Breznikar said that she agrees that a three-year trial period makes more sense. She said she would prefer not to have the manufacturing facility. She spoke in support of the business being here in the City and thinks that staff is making the right decision on location.

Vice Chair Brunner said that he is generally in support of what the City Council is trying to do and feels that Healdsburg should regulate it. He spoke regarding the RFP process and said that it would be beneficial to maintain a list of submittals that are ranked, and if a business drops out then there are backup businesses that have an opportunity to move forward.

Chair Luks spoke regarding manufacturing and said that it sounds like if it is a part of the microbusiness, it has already been authorized. He said that it can be further discussed when a sense is gathered of what that entails. Regarding location, he said that the businesses do not have to be in the downtown commercial district and thinks we can find industrial areas a little bit outside of town that will serve that population. He said he agrees with doing a three-year permit. He said he would like to see the permit impose that it calls out the size of the facility and that the

City set this rather than the owner. He said he would also like to see the hours included as a part of the permit conditions, rather than in the ordinance.

Commissioner McKay spoke regarding the Downtown Commercial District and said he is generally in support of the zones, but he agrees that the immediate downtown areas are not necessarily the most desirable location for these businesses. He noted in his experience in Santa Rosa and said these businesses are phenomenal neighbors.

Commissioner Breznikar agreed with Commissioner comments and said that managing the physical size of the business would be a prudent approach.

Vice Chair Brunner said he does not see a problem with any of the zones on the map.

Commissioner Gerlach spoke regarding size and said maybe they should just start with the microbusiness first and see how it goes.

6. COMMISSIONER AND SUBCOMMITTEE REPORTS

None.

7. DIRECTOR'S REPORT

Director Duiven provided information regarding:

- Honor Mansion filed an appeal of the Planning Commission's decision to uphold the Community Development Director's determination on the land use.

8. ADJOURNMENT

The meeting adjourned at 10:05 p.m.

Scott M. Duiven, Secretary

Phil Luks, Chair



MINUTES – draft Healdsburg Planning Commission

December 13, 2022 6:00 PM
401 Grove Street, Healdsburg
City Hall - City Council Chamber

1. ROLL CALL

Chair Luks called to order the meeting of the Planning Commission of the City of Healdsburg at 6:00 p.m.

Commissioners present: Breznikar, Brunner, Gerlach, Hunt, Luks, McKay

Commissioners absent: None

City Staff present: Community Development Director Scott Duiven, Associate Planner Jeff Fisher, Senior Planner Ellen McDowell, Senior Planner Joel Galbraith, and Administrative Technician Amanda Gray

2. ADMINISTRATIVE ACTIONS

A. Approval of December 13, 2022 Agenda

On a motion by Vice Chair Brunner, seconded by Commissioner Gerlach, the Commission voted 6-0-0 to approve the December 13, 2022 agenda.

B. Approval of Minutes

- October 25, 2022 Regular Meeting Minutes
- November 1, 2022 Special Meeting Minutes

On a motion by Commissioner Breznikar, seconded by Commissioner Gerlach, the Commission voted 6-0-0 to approve the October 25, 2022 regular meeting minutes and the November 1, 2022 special meeting minutes.

C. Acceptance of Communications and Correspondence: None

D. Declarations of Conflicts of Interest:

Commissioner Hunt declared a conflict with Agenda Item No. 4C, Saggio Hills.

E. Disclosures of Ex Parte Communications: None

3. PUBLIC COMMENTS

None.

4. PUBLIC HEARINGS

A. Item

Description: TM 2022-05

Project

Description: A Tentative Parcel Map to subdivide a 0.73-acre parcel into two (2) residential lots for estate planning purposes.

Location: 528 (Units A-D), 530, 532, and 534 Fitch Street (APN 002-121-026)

Applicant: Che Voigt / Avanti, LLC

Environmental

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

Assistant Planner, Jeff Fisher, introduced the item and summarized the staff report. Mr. Fisher discussed the scope of review, project description, proposed Tentative Parcel Map, minimum lot standards, parking, additional standards, duplex conversion, proposed compliance and the recommended action.

Commission and staff discussion ensued regarding parking, setbacks, whether the four-plex was square with the lot line, Fire Department clearance and accessibility, meeting the code requirements, the maintenance agreement and cross-party access.

Chair Luks opened the hearing for public input. There being no speakers, Chair Luks closed the public input portion of the meeting.

On a motion by Commissioner Gerlach, seconded by Commissioner McKay, the Commission voted 6-0-0 to approve Resolution No. 2022-10 for Tentative Parcel Map Application TM 2022-05 based on the suggested findings and subject to the conditions of approval.

B. Item

Description: DR 2017-17 and HT 2021-02 – 3 Healdsburg Avenue

Project

Description: Design Review and Heritage Tree Permit to remove five existing dwellings and construct five two-story multi-family buildings that comprise a 30-unit apartment project on a 1.2-acre site. Project includes a density bonus and the removal of multiple trees, including five heritage trees. Access to the project will be from Healdsburg Avenue.

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

Applicant: KHE Holdings, LLC

Environmental Determination: The project is a categorically exempt pursuant to California Environmental Quality Act Guidelines Section 15303 Class 32, In-fill exemption.

Senior Planner, Joel Galbraith, introduced the item and summarized the staff report. Mr. Galbraith discussed the scope of review, project overview, background, site photos, site plan, elevations, General Plan consistencies, Zoning consistency, density bonus concessions and waivers, preliminary income and rent levels, heritage tree permit, Land Use Code, Citywide Design Guidelines, CEQA exemption, and the recommended action.

Commission and staff discussion ensued regarding household size and income levels, Planning Commission approval of the density bonus requests and associated concessions, middle income percent of the Area Median Income (AMI), conditioning the project to underground the utilities, and infill exemption and its consistency with the General Plan.

Chair Luks opened the hearing for public input.

Jeff Farrell, of Farrell-Faber Architects, provided a brief presentation and discussed the project overview, Planning Commission Workshop feedback and its incorporation into the project, perspective renderings, Citywide design guidelines, character area maps, site design considerations, proposed tree exhibit, proposed bike storage, water conservation and architectural design.

Commissioner Gerlach provided feedback on incorporating solar and praised the applicant for being very water conscious and looking carefully at all the landscaping. He shared his concerns with the heritage tree removal. He discussed the six heritage trees that are not on site, and whether the applicant has had any conversations with the neighbors on how they are going to protect those trees. He asked if there was an alternative to the undergrounding due to its high

cost. He asked about the metal siding on the porches and whether they would be issuing parking permits.

Don MacNair, Landscape Architect, responded that John Meserve was the arborist on the project and as such he is providing tree protection specifications and said that presumably anything that they are doing on their side will be reduced impact in order to protect the neighboring heritage trees. He assured the Commission that they believe they are doing everything they can to protect those trees.

Jeff Komar, project applicant, responded regarding undergrounding. He said that they recognize the importance of the project and understand that undergrounding is something that has to be done. He said that right now they do not have an alternative but said that the developer and the City are going to have to work through it. He said he does not think it is insurmountable but that it is going to require some effort to achieve.

Mr. Farrell responded that the metal siding on the porches is corrugated, solid, nonreflective and have a small gap at the bottom.

Mr. Komar responded that they will be issuing parking permits and he discussed the parking issues that may arise from people who are visiting memorial beach. He said they are in discussions about how they will go about handling this. He said they will issue all 45 stickers and they want to protect their occupants and their parking rights. He said that there will be guest parking.

Commissioner Breznikar said that it is a great project and praised the applicants for providing half of the units to low-income individuals. She shared her concerns with parking and with the aerial view with so many dark colors. She asked is it would be possible to have a lighter roof.

Vice Chair Brunner spoke regarding the trees that are going to be removed and the requirement that they be replaced at a 3:1 ratio. He shared his concerns with what type of trees will be planted in their place and asked what the height and species of them would be and whether they are going to require minimal irrigation. He discussed bicycle security for the bicycle shack and asked what would be provided.

Mr. MacNair responded that they have considered tree species and height and said that the minimum size they are using is a 24" box. He said the trees they are planting are moderate growers and that in his opinion, in three years it will be infilled pretty well. He said that most of the trees going in are low water use.

Mr. Farrell responded that they will have to explore security for the bicycle shack. He said he thinks there is some type of technological opportunity for this.

Public speaking to the item:

Jim Heid, 511 Johnson street, spoke regarding tree height, the importance of undergrounding, asked how the affordable housing piece will be managed and shared his concerns regarding the current five Naturally Occurring Affordable Housing (NOAHS) units that are being traded for three deed restricted affordable housing units.

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

Commissioner McKay echoed the positive feedback and comments his fellow Commissioners have shared with the applicant. He said he is a huge proponent of bike storage and shared his concerns about security. He encouraged exploration of some technical solution to facilitate a safe bicycle. He said he appreciates the effort that has been taken to thoughtfully develop the site and supports the project.

Commissioner Gerlach reiterated his previous comments praising the applicants for the project and this challenging site. He recognized the comments provided by the neighboring property owner. He said he supports the project as it is written. He said would like a condition of approval to include a sticker system that provides parking permits to the tenants.

Commissioner Hunt said she appreciates the changes the applicant put forward, specifically regarding concerns about parking and balcony privacy with screening and landscaping and said she supports the project.

Commissioner Breznikar reiterated her concerns with parking, her desire for a lighter roof color, and said she supports the project.

Vice Chair Brunner said he appreciates all the applicant has done based of feedback received from the Commission. He said he especially likes the overhangs on the windows and patios. He asked about perimeter fencing and said he supports the project.

Mr. MacNair responded regarding fencing and said that there is a cut off fence that runs along the south edge and there will be fencing along the perimeter.

Chair Luks asked staff if there was a way to tighten up the language on the undergrounding being feasible, and in addition to that, have the City commit to discussions about shouldering part of the burden of undergrounding. He encouraged staff to address this now, instead of in the future, when it would be at an even greater expense. He discussed the Memorial Bridge being the iconic entrance into the City and how he feels that the design of this project does not measure up to this iconic entrance. He said he would like to see the camphor tree preserved, and if preserved, four of the units would probably be eliminated. He discussed his concerns with parking and proposed adding a condition of approval that the applicant be required to utilize a sticker system for parking and further requested a condition of approval for a lighter roof color.

Senior Planner Galbraith said that if undergrounding becomes unfeasible then the applicant would need to document why it is not feasible. He said they would then need to show an alternative and come back to the Commission. Director Duiven said that in conversations with internal City staff they recognize the value of the entry into the City and their goal is to make sure that this project is undergrounded. He said until they have final numbers with a sense of what can be done it is hard to provide more information at this time.

On a motion by Commissioner Gerlach, seconded by Commissioner Breznikar, the Commission voted 5-1-0-0 (Luks against) to approve Resolution No. 2022-01 approving the Design Review and Heritage Tree Permit based on the suggested findings and subject to the recommended conditions of approval, including the addition of the following conditions:

- Condition No. 18 – The project shall include a parking management system utilizing hang tags, decals or other permit type with the goal of managing the on-site parking spaces for tenants and their guests.

- Condition No. 19 – To reduce roof heat absorption the developer shall propose a lighter color asphalt composition shingle than the originally proposed charcoal color shingle. The shingle color shall be reviewed and approved by the Community Development Director prior to the issuance of a building permit.

Commissioner Hunt left the meeting at 7:25 p.m., prior to Agenda Item No. 4C, due to a conflict of interest.

C. Item

Description: Major Design Review application for construction of a one-story amenities building for the Saggio Hills Residential Development that will include recreation area will include a swimming pool, jacuzzi, patio, pickleball courts and associated site improvements.

Project

Description: 091-320-027

Location: 110 Hawthorne Court

Applicant: Ohana Real Estate Investors

Environmental Determination: An EIR and MMRP was prepared for the Saggio Hills Planned Development Project, and in 2010 a partial revision was certified. In 2017 a CEQA Checklist was prepared for the Saggio Hills Amenities building that the projects impacts would be generally the same as, or less than those identified in the CEQA documentation, and therefore no additional environmental review would be needed for the project and no action is required by the Planning Commission.

Senior Planner, Ellen McDowell, introduced the item and summarized the staff report. Ms. McDowell discussed the project background, location, site plan, existing site photos, proposed simulations, building elevations, General Plan / Land Use Code / Saggio Hills Area Plan consistency, and the recommended action.

Commission, staff and applicant discussion ensued regarding the opportunity for solar, plan for transportation of water and filling the pool, entitlement expiration, types of events/functions considered for the multipurpose room, management, event permit requirements, food service and liquor license, public accessibility, pool cover, roof color, the history of the amenities building, building visibility by neighboring housing and parks, protected ridge system, Saggio Hills Development Agreement, Saggio Hills Area Plan, and the General Plan's provisions with regard to hillside ridge protection.

Chair Luks opened the hearing for public input and there being no speakers, Chair Luks closed the public input portion of the hearing.

Commissioner Gerlach asked for the background and clarification on the original permit process, and on the Hillside Ridge Protection policies found in the General Plan.

Chair Luks provided background information on the project and discussed the siting of the structure in relation to the protected ridgeline.

Mark Mills, Senior Associate of Delawie Architects, responded that on Passalaqua Road, there is a section of about 300 feet where you can see the building. He said that from Parkland

Farms, there are houses that face the site, and it would be difficult to screen the site from their view.

There was Commission consensus that the buildings will not be visible from Parkland Farms.

Commissioner Breznikar asked if instead of asphalt for the parking lot could it be a permeable material like decomposed granite.

Mr. Mills said decomposed granite would not be effective at that location.

Chair Luks asked the applicant if they can commit to putting a cover on the pool.

Olivier Quinn, Director of Development for Ohana Real Estate Investors, said they could have someone with pool expertise look at what can be done with adding a pool cover.

Chair Luks shared his thoughts on the basic structure of the architecture noting it is relatively elegant and works well with the architecture for the hotel and the houses that have been built. He asked if this item should be continued, or if the applicant and the Commission would like to come to an agreement this evening on how to make the structure invisible.

Mr. Quinn said that they would not like to continue the item and would like to come to an agreement this evening.

Commissioner Gerlach requested that an automatic pool cover be included as a condition of approval.

Chair Luks discussed options for screening the structure, which included 1) constructing the structure so that they do not extend above the ridgeline, 2) plant and maintain evergreen trees and shrubs selected with the approval of the City Arborist to hide any protruding structures or 3) a combination of options one and two. Chair Luks added that this would be approved by the Community Development Director and would not need to come back to the Planning Commission for approval.

On a motion by Vice Chair Brunner, seconded by Commissioner McKay, the Commission voted 5-0-0-1 (Hunt abstained) to approve Resolution No. 2022-19 based on the findings and subject to the conditions of approval, including the addition of the following conditions:

- Condition No. 14 – The pool shall include an automatic pool cover to reduce evaporation. Specifications for the pool cover shall be included with the Building Permit submittal and shall be reviewed and approved by the Community Development Director.
- Condition No. 15 – The Amenities building and associated recreational facilities shall be screened from prominent public viewpoints by planting and ongoing maintenance of evergreen trees and shrubs to conceal the building and facilities on site. Color photo simulations shall be submitted with Building Permit submittal to show the visibility from Bridle Path between Latigo Lane and Equestrian Gap. Simulations and Building Permit shall be subject to the review and approval of the Community Development Director.

5. NEW BUSINESS - None

6. COMMISSIONER AND SUBCOMMITTEE REPORTS

None.

7. DIRECTOR'S REPORT

Director Duiven provided information regarding:

- The December 28, 2022 Planning Commission meeting cancellation
- The appeal of Planning Commission determination for 891 Grove Street
- Status of Planning Commissioner appointment

8. ADJOURNMENT

The meeting adjourned at 8:11 p.m.

Scott M. Duiven, Secretary

Phil Luks, Chair