



Agenda Item #:	4.A.
Meeting Date:	February 14, 2023
Prepared By:	Ellen McDowell, Senior Planner
Reviewed By:	<i>Scott M. Duiven</i> Scott Duiven, Community Development Director

STAFF REPORT

REQUEST FOR PLANNING COMMISSION ACTION

PROPERTY ADDRESS: 120 Parkland Farms Blvd.

APPLICANT: 120 Parkland Farms, LLC

SUBJECT: Extension of Time for Tentative Map Application TM 2015-07

RECOMMENDED ACTION:

It is recommended that the Planning Commission approve Resolution No. 2023-XX approving an extension of time for Tentative Map TM 2015-07 extending the map approvals by four years.

PROJECT DESCRIPTION:

The project involves the subdivision of a 11.41-acre site at 120 Parkland Farms Boulevard (APN 091-040-111 and 091-040-114) into 11 parcels for future development.

BACKGROUND/DISCUSSION:

On October 8, 2019, the Planning Commission held a public hearing and by Resolution No. 2019-17 recommended that the City Council approve tentative map application TM 2015-07 to subdivide the property at 120 Parkland Farms Blvd.

On June 22, 2020, the City Council held a public hearing and by Resolution No. 2020-81 approved tentative map application 2020-81 to subdivide the property at 120 Parkland Farms Blvd into 11 lots for future development. Pursuant to Healdsburg Municipal Code Section 17.04.130 a tentative map expires 24 months from its approval, therefore the map would expire on June 22, 2022.

Prior to the tentative map expiration, the subdivider may request an extension of time no less than 30 days before the map is set to expire. Pursuant to Healdsburg Municipal Code Section 17.04.130(B) a 12-month extension of time may be granted by the Community Development Director. On May 4, 2022, the Community Development Director approved a one-year extension of time, extending the map approvals to June 22, 2023.

On January 17, 2023 the City received a request for an additional time extension citing pandemic related delays impacting construction costs and the availability of subcontractors. Pursuant to Healdsburg Municipal Code Section 17.04.130(D) the Planning Commission may extend the map for a period not to exceed four years. The new tentative map expiration date would expire on June 22, 2027. The project will not be eligible for any more extensions of time.

GENERAL PLAN CONSISTENCY:

The Tentative Map is consistent with the Healdsburg 2030 General Plan in that the designation of the property is Very Low Density Residential (VLR). These land use classifications provide for residential

uses. The proposed tentative map will not alter the current land use on site and is therefore consistent with the allowed uses of the VLR designations.

ENVIRONMENTAL ANALYSIS:

A Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (MMRP) were prepared for the project in compliance with the California Environmental Quality Act (CEQA) and remain in effect with the original project entitlements.

Attachments:

1. Resolution No. 2023-XX
2. City Council Resolution 2020-81 approving TM 2015-07
3. May 4, 2022 Extension of Time
4. January 17, 2023 Planning Commission Time Extension Request
5. 120 Parkland Farms Tentative Map