



## Planning Commission Meeting Minutes

January 23, 2019 6:00 PM  
City Council Chamber

### 1. ROLL CALL

Commissioners present: Civian, Eddinger, Luks, Petrik  
Commissioners absent: Bottarini, Breznikar, Tracy  
City Staff present: Planning and Building Director Maya DeRosa, Principal Engineer Curt Bates, Fire Marshal Linda Collister, Assistant Planner Jeff Fisher, Administrative Specialist Shawn Sumpter.

### 2. ADMINISTRATIVE ACTIONS

- A. The Commission voted 4-0-3 (Bottarini, Breznikar, and Tracy absent) to approve the January 23, 2019 agenda.
- B. The Commission voted 4-0-3 (Bottarini, Breznikar, and Tracy absent) to approve the January 8, 2019 minutes.
- C. Acceptance of Communications and Correspondence:
  - Eddie & Donna Merideth regarding item 4B
- 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 2017-15

#### Project

**Description:** Major Design Review for a new 6-unit office complex

**Location:** 709, 711, and 715 Healdsburg Avenue APNs: 002-043-010; 002-043-009; 002-043-008

**Applicant:** Eric Drew

#### Environmental

**Determination:** The project is categorically exempt pursuant to California Environmental Quality Act Guidelines Section 15332 Class 32 Infill Development Projects; and 15061(b).

Assistant Planner Jeff Fisher presented the staff report.

Chair Civian invited the applicant to speak.

Alan Cohen the project architect thanked staff and Commission for the direction given at the previous hearing stating that subsequent changes have resulted in a better project. He expressed support for the condition of approval requiring the exit-only second access.

Chair Civian opened the hearing for public input.

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

On a motion by Commissioner Luks, seconded by Commissioner Eddinger, the Commission voted 4-0-3 (Bottarini, Breznikar, and Tracy absent) to approve DR 2017-15.

**B. Item**

**Description:** DR 2017-05 (Revision)

**Project**

**Description:** Major Design Review for a revision to a previously approved single-family residence in the Johnson Street Historic District. The revision proposes to reduce the square-footage from 2,724sf to 1,371sf; reduce the height by 2-feet; and relocate the garage to the rear of the dwelling, out of view from the street.

**Location:** 641 Johnson Street, APN 002-091-023

**Applicant:** Matt Taylor

**Environmental**

**Determination:** The project is categorically exempt pursuant to California Environmental Quality Act Guidelines Section 15332 Class 32 Infill Development Projects; and 15061(b).

Assistant Planner Jeff Fisher presented the staff report.

Commissioner Petrik asked why this case was brought to the Commission rather than being reviewed at staff level.

Director DeRosa explained that the prior subdivision design review conditions of approval state that major changes to the approved plans require review by the Commission.

Commissioner Luks asked if the original garage planned for this lot included an Accessory Dwelling Unit (ADU).

Fisher confirmed that the original approval did not include an ADU on this lot. The number of units will remain the same at this time.

Chair Civian opened the hearing for public input.

Don Taylor, 637 Johnson Street, stated that he is pleased that the front façade will stay the same.

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

On a motion by Commissioner Eddinger, seconded by Commissioner Luks, the Commission voted 4-0-3 (Bottarini, Breznikar, and Tracy absent) to approve DR 2017-05.

**5. NEW BUSINESS:** None

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

**7. DIRECTOR'S REPORT**

Director DeRosa stated that she would be in contact with the Housing Administrator to provide information to the Commission as requested during the 3:00 PM workshop.

The meeting adjourned at 6:37 PM.

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Maya DeRosa, Secretary

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Jeffrey D. Civian, Chair