



**MINUTES**  
**Healdsburg Planning Commission**  
**Regular Meeting**  
August 8, 2023 6:00 PM  
401 Grove Street, Healdsburg

**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: Barber, Breznikar, Gerlach, Luks

Commissioner absent: Hunt, McKay, Wood

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

**2. ADMINISTRATIVE ACTIONS**

**A. Approval of Agenda for August 8, 2023**

On a motion by Commissioner Barber, seconded by Commissioner Breznikar, the Commission voted 4-0-3 (Hunt, McKay, Wood absent) to approve the August 8, 2023, agenda.

**B. Approval of Minutes for July 11, 2023**

On a motion by Commissioner Barber, seconded by Commissioner Gerlach, the Commission voted 4-0-3 (Hunt, McKay, Wood absent) to approve the July 11, 2023, regular meeting minutes.

**C. Acceptance of Communications and Correspondence**

- Dylan Casey and Courtney Welch, CAL HDF

**D. Declarations of Conflicts of Interest - None**

**E. Disclosures of Ex Parte Communications – None**

**3. PUBLIC COMMENTS**

None.

**4. PUBLIC HEARINGS**

**A. Item**

**Description:** Major Design Review (DR 2022-23) and Tentative Subdivision Map (TM 2022-06) for North Village Middle-Income Housing Project

**Project**

**Description:** Design Review and Tentative Map for 27-unit townhouse complex on Parcel 2 of the North Village. The project consists of three separate buildings, each of which contains 9 townhomes with attached two-car garages. The townhomes will be marketed as middle-income for-sale units that are affordable to households earning up to 160% of the area median income. The Tentative Map application (TM 2022-06) seeks to establish 27 airspace condominium units and a common parcel providing circulation, open space, a courtyard with seating, a BBQ center and a pet activity area.

**Location:** 201 Dovetail Lane (Parcel 2 of North Village Project)

**Applicant:** Comstock Healdsburg, LLC

**Environmental**

**Determination:** On May 20, 2019, the Healdsburg City Council certified the Final Environmental Impact Report (FEIR) for the North Entry Area Plan (SCH#

2018062041) and adopted related findings, a Mitigation Monitoring and Reporting Program, and a Statement of Overriding Considerations. An Environmental Checklist & Addendum to the FEIR were prepared for the North Village Project (MCUP 2019-04) approved by the Planning Commission on February 11, 2020; and the Development Agreement for the North Village Project (DA 2020-01) adopted by the City Council on April 6, 2020. In accordance with the California Environmental Quality Act (CEQA) Guidelines Section 15183, further environmental review is not required because the project components under consideration would not result in on-site, off-site or cumulatively significant effects on the environment that were not examined in the FEIR.

Planning Consultant, Linda Ruffing, introduced the item and summarized the staff report. Ms. Ruffing provided a project overview and discussed master entitlements, middle income housing, floor plans, front and rear elevations, south and north elevations, renderings, landscape plan, plant palette, site amenities, design review considerations, major design review findings, tentative map considerations and findings, environmental review, and the recommended actions.

The Applicant team provided a PowerPoint presentation and discussed the updates that have been made since the Planning Commission Workshop held on March 28, 2023.

Mark Di Cecco, President at Di Cecco Architecture, Inc., discussed responses to the Commissioner's suggestions and recommendations regarding architecture.

Jim Fain, Principal and Project Manager with Carlile Macy, discussed responses to the Commissioner's suggestions and recommendations regarding site improvements.

Brianna Morrison, Associate Principal and Landscape Architect with Carlile Macy, discussed responses to the Commissioner's suggestions and recommendations regarding landscape architecture.

Commission and staff discussion ensued regarding questions on the correspondence received by CAL HDF, landscaping, decorative planter boxes, trail connection, fencing, certificate of occupancy, property accessibility, walkability, landscaping, trees, fencing, privacy, barbeque area, seating, materials, roof and asphalt color, building elevations, and electrical equipment storage rooms.

Chair Luks opened the hearing for public input.

Deborah Kravitz, stated she is a housing advocate, served on the Community Housing Committee and is currently Chair of the Healdsburg Housing Element Work Group. Ms. Kravitz shared her excitement about the opportunity to build missing middle income housing in Healdsburg and asked who these units are going to be marketed to.

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

Commissioner Barber spoke in support of the project and said he appreciated the process that took place from Commission workshop to public hearing. He provided positive feedback to the Applicants regarding trail connectivity, common outdoor spaces, building entrances, balconies, and privacy. He shared his concerns with the alleyway between buildings 2 and 3 and suggested that the landscape plans include as much plantings as possible. He also shared his thoughts on the metal planter boxes that are proposed on the facades above the garages and

suggested replacing them with trellises.

Commissioner Gerlach spoke in support of the project and said he appreciated the workshop process and the way the Applicants responded to the Commissioner's suggestions. He shared his excitement for the huge open spaces and balconies and said the Applicants did a fantastic job at choosing the right materials.

Commissioner Breznikar spoke in support of the project and praised the Applicants for responding to the Commissioner's suggestions and recommendations that were provided at the Commission Workshop. She suggested adding a shower to the powder room on the first floor of the handicapped accessible units.

Chair Luks spoke in support of the project and echoed comments made by the Commissioners regarding the Workshop process. He said he appreciated what the Applicants did with the elevation, the roof, and the windows. He suggested adding more street trees and bigger trees in the area where the utility rooms are located.

The Commission consensus was to add the following Conditions of Approval:

74. The color of the roofs shall be modified to a shade that is lighter than the sample presented on the Materials Board at the August 8, 2023, hearing and similar to the roofs on the Enso Village complex.
75. The landscape plans shall include as much plantings as possible in the alleyway between Buildings 2 and 3.
76. The metal planter boxes that are proposed on the facades above the garages shall be replaced by metal trellises above the garage doors.
77. The south elevations of the buildings shall be modified with a gable roof, enlarged windows, and other features as presented at the August 8, 2023, Planning Commission hearing.

On a motion by Commissioner Barber, seconded by Commissioner Breznikar, the Commission voted 4-0-3 (Hunt, McKay, Wood absent) to approve Resolution No. 2023-18 recommending that City Council approve Tentative Map (TM 2022-06) for Parcel 2 of the North Village Project based on suggested findings and subject to the recommended conditions of approval.

On a motion by Commissioner Gerlach, seconded by Commissioner Barber, the Commission voted 4-0-3 (Hunt, McKay, Wood absent) to approve Resolution No. 2023-19 approving Major Design Review Permit (DR 2022-23), based on the suggested findings and subject to the recommended conditions of approval.

## **5. NEW BUSINESS**

None.

## **6. COMMISSIONER AND SUBCOMMITTEE REPORTS**

None.

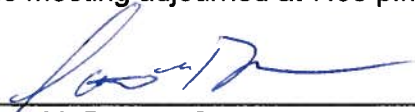
## **7. DIRECTOR'S REPORT**

Director Duiven provided information regarding the August 22, 2023, Planning Commission meeting where the following items are scheduled to be heard:

- DR 2022-20 – Williams Selyem Winery, 1460 Grove Street
- DR 2019-02 – HH Residences Hotel, 400 Healdsburg Ave. (continued from the May 23, 2023, Commission meeting)

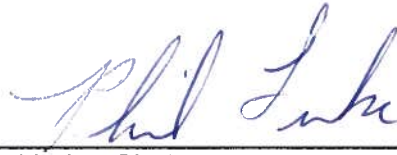
**8. ADJOURNMENT**

The meeting adjourned at 7:35 p.m.



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Scott M. Duiven, Secretary



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Phil Luks, Chair