

# AGENDA

## Healdsburg Planning Commission

January 24, 2017, 6:00 pm  
401 Grove Street, Healdsburg  
City Hall - Council Chamber

### 1. ROLL CALL

### 2. ADMINISTRATIVE ACTIONS

- A. Approval of January 24, 2017 Agenda
- B. Approval of December 13, 2016 Planning Commission Minutes  
*Note: the January 10, 2017 meeting was cancelled*
- C. Acceptance of Communications and Correspondence
- D. Declarations of Conflicts of Interest
- E. Disclosures of Ex Parte Communications

### 3. PUBLIC COMMENTS

*This time is set aside to receive comments from the public regarding matters of general interest not on the agenda, but related to Planning Commission business. Pursuant to the Brown Act, however, the Planning Commission cannot consider any issues or take action on any request during this comment period.*

### 4. PUBLIC HEARINGS

#### A. Item

**Description:** A recommendation to the City Council regarding applications for a proposed residential subdivision including: General Plan Amendment GPA 2015-01, Land Use Code Amendment LUA 2015-02, Design Review DR 2015-20 and Tentative Map TM 2015-08.

#### Project

**Description:** The Oaks at Foss Creek Residential Master Plan and Subdivision Project, consisting of a general plan amendment to change the land use designation of 9.03 acres of land from Industrial to Medium Density Residential, and related zoning entitlements to adopt a residential master plan and subdivide 7.41 acres into 44 single-family residences, including 7 affordable units on small lots clustered to protect riparian corridors, with demolition of five existing homes.

**Location:** 51 Chiquita Road through 167 Chiquita Road

**Applicant:** DRG Builders, 3496 Buskirk Ave, Suite 104, Pleasant Hill, CA 94523

#### Environmental

**Determination:** A Mitigated Negative Declaration has been prepared for the Project in compliance with the California Environmental Quality Act.

#### B. Item

**Description:** Design review application DR 2016-20

#### Project

**Description:** Major Design Review for a new 12,000 square foot industrial building and related site improvements on a portion of 1.81 acre parcel that is

bisected by the Foss Creek tributary.

**Location:** 165 Grove Court

**Applicant:** Carole Sauers

**Environmental**

**Determination:** The project is categorically exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15332, Class 32, which applies to in-fill development projects on urban in-fill sites of no more than five acres.

**5. NEW BUSINESS**

**6. COMMISSIONER AND SUBCOMMITTEE REPORTS**

**7. DIRECTOR'S REPORT**

**8. ADJOURNMENT**

Barbara Nelson, Planning & Building Director, January 19, 2017

Posting: This agenda was posted on City bulletin boards and the City's website at least 72 hours prior to the meeting, in accordance with state law.

Availability of Written Materials: All written materials (e.g., staff reports, conditions, resolutions) prepared for items on this agenda are available for public review at least 72 hours prior to the meeting at the Planning and Building Department at 435 Allan Court and on the City's website at [www.ci.healdsburg.ca.us](http://www.ci.healdsburg.ca.us). Written materials submitted after the posting of this agenda, but before the Commission meeting, will also be made available for public review in the Planning and Building Department. If written materials are presented to the Commission at the meeting, a copy will be made for public review at the meeting.

Disabled Accommodations: In compliance with the American Disabilities Act, persons requiring special assistance to access, attend or participate in this public hearing should contact the Planning and Building Department at 435 Allan Court or by calling (707) 431-3346  during normal business hours at least 72 hours prior to the meeting to ensure the necessary accommodations are made.

Public Comments: Persons speaking on items on this agenda are requested to provide their name, address and the subject of their comments. Comments are generally limited to five minutes, however additional time may be granted by the Commission Chair as appropriate, depending on the scope of the project.

Appeals: Anyone that does not agree with the Commission's decision may appeal the decision to the City Council, provided that a written appeal is filed within ten (10) calendar days from the date of the Commission's action.

Documents:

[PC\\_AGENDA\\_20170124-JAN 24.PDF](#)

2. PC 20170124 Minutes 12/13/2016 Draft

Documents:

[PC\\_MINUTES\\_20161213 - DEC 13\\_DRAFT.PDF](#)

3. PC 20170124 4A

Environmental Documents available here:

[ITEM 4A ENVIRONMENTAL](#)

Documents:

[PC\\_20170124\\_4A.PDF](#)

[4A\\_OAKS AT FOSS CREEK SECTIONS.PDF](#)

[4A\\_OAKS AT FOSS CREEK\\_TREE EXHIBIT 11X17.PDF](#)

[4A\\_PLANS.PDF](#)

[4A\\_RENDERINGS.PDF](#)

[4A\\_CHIQUITA ROAD EXHIBIT.PDF](#)

[4A\\_LANDSCAPEPLANS.PDF](#)

[4A\\_OAKS AT FOSS CREEK PLANS\\_TENTATIVE MAP2016-09-28.PDF](#)

4. PC 20170124 4B

Documents:

[PC\\_20170124\\_4B.PDF](#)

[4B\\_PLANS.PDF](#)