

AGENDA

Healdsburg Planning Commission

February 23, 2022 6:00 PM

Meeting Held Virtually Via Zoom.us

This session of the Healdsburg Planning Commission will include a Workshop beginning at 6:00 PM. The regular Planning Commission meeting will immediately follow the adjournment of the workshop.

CORONAVIRUS (COVID-19) ADVISORY NOTICE

Consistent with Government Code section 54953(e), and in light of the declared state of emergency, the meeting will not be physically open to the public and all Commissioners will be teleconferencing into the meeting via Zoom. To maximize public safety while still maintaining transparency and public access, members of the public can listen to the meeting by using the hyperlink below and may provide public comment by Zoom during the public comment period.

How to Observe the Meetings

To maximize public safety while maintaining transparency and public access, the Healdsburg Planning Commission will be using Zoom Webinar service to allow remote participation. Members of the public who only wish to watch the meeting live or recorded can do so by using the link <http://healdsburgca.igam2.com/Citizens/default.aspx>.

To Watch the Meeting and Submit Public Comment as Part of the Zoom Webinar:

To join by computer, tablet, or mobile device:

1. Go to <https://zoom.us/join> and type in the Webinar ID: **880 8941 0695** or follow this link: <https://cityofhealdsburg-org.zoom.us/j/88089410695> (Pre-registration for the meeting is not required.)
2. Fill in your full name, verify you are not a robot (if required), and click "Join".
3. If the meeting host has started the Webinar, you should join automatically. If the meeting host has not started the Webinar, remain in the Webinar and it will start shortly.

To join by phone:

1. Dial 669-900-9128 or 253-215-8782 or 346-248-7799.
2. Enter the meeting ID: **880 8941 0695** and press # #.

3. If the meeting host has started the meeting, you should join automatically. If the meeting host has not started the meeting, remain in the meeting and it will start shortly.

To Submit Public Comment

By computer, tablet, or mobile device:

1. In the bottom center of the screen is a hand icon, click on "Raise Hand". The hand icon will place you in line to speak.
2. When it is your turn to comment, the meeting moderator will call upon you to comment. State your first name, last name, address, and comment. Each speaker will be given no more than three (3) minutes to make your comment.
3. When you are done commenting, please remember to lower hand.

By phone:

1. Press *9 to raise your hand.
2. When it is your turn to comment, the meeting moderator will call the last four digits of your phone number. Press *6 to speak at that time. State your first name, last name, address, and comment. Each speaker will be given no more than three (3) minutes to make your comment.
3. At the conclusion of your comments or when three minutes has passed, the meeting host will remove your ability to talk.

Americans with Disabilities Act Accommodations

Any member of the public who needs accommodations should email staff at ssumpter@healdsburg.gov or by calling 707-431-3346. Staff will use their best efforts to provide reasonable accommodations to provide as much accessibility as possible while also maintaining public safety in accordance with the city procedure for resolving reasonable accommodation requests. All reasonable accommodations offered will be listed on the city website at <https://www.ci.healdsburg.ca.us/406/ada---public-accessibility>.

Planning Commission Workshop

1. **CALL TO ORDER/INTRODUCTIONS**
2. **ROLL CALL**
3. **DISCUSSION (Workshop)**

Application: DR 2022-01 Dry Creek Commons

Project

Description: Proposal to construct a 58-unit, 4-story affordable housing project and associated amenities with 97 on-site parking spaces. The project will include (28) 1-bedroom units, (14) 2-bedroom units, (15) 3-bedroom units for extremely low, very low- and low-income

families.

The purpose of the workshop is to introduce the project to the Planning Commission and community and to obtain input. No official action will be taken at this meeting

Location: 155 Dry Creek Road, APN: 089-071-002

Applicant: Burbank Housing

Environmental

Determination: The workshop discussion is not a “project” pursuant to the California Environmental Quality Act (CEQA) Guidelines because the item for discussion does not involve an action and therefore no environmental determination is required. A project specific environmental analysis will be conducted once plans are resubmitted with any revisions based upon comments received at the Planning Commission workshop.

4. Adjournment

Planning Commission Regular Meeting

(Immediately following the workshop)

1. **ROLL CALL**
2. **ADMINISTRATIVE ACTIONS**
 - A. Approval of the February 23, 2022, Agenda
 - B. Approval of Minutes for January 11, 2022
 - 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: Enso Village Senior Living Community Entitlement

Amendments (DA 2020-01.01; CUP 2019-04.01; CUP 2020-02.01; DR 2020-09.01)

Project

Description: The project applicant seeks amendments to the North Village Development Agreement and other project entitlements to: (a) modify the affordability level for 10 units of designated "Very Low Income" senior housing. Five units would be for "Low Income" households and five units would be for "Moderate Income" households; (b) authorize a reduction in onsite parking by eliminating 20 spaces in the car barn and adding five on-site surface parking spaces for a net reduction of 15 parking spaces; and (c) authorize minor modifications to the car barn design to accommodate a change in the vehicle lift system

Location: 1801 Boxheart Drive (parent address 16977 Healdsburg Avenue)
APN: 091-060-037

Applicant: Kendal at Sonoma, a Zen Inspired Community

Environmental

Determination: 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 (May 20, 2019). An Environmental Checklist & Addendum to the FEIR were prepared for the Master Conditional Use Permit for the North Village Project (MCUP 2019-04) that was approved by the Planning Commission on February 11, 2020; and the Development Agreement for the North Village Project (DA 2020-01) that was adopted by the City Council on April 6, 2020.

B. Item

Description: North Village Development Agreement Amendment for Fire Substation (DA 2020-01.02)

Project

Description: An amendment to the North Village Development Agreement is proposed to transfer responsibility to the City of Healdsburg for the public bidding, contracting and construction process for the Healdsburg Fire Substation. The North Village

developer would remain responsible for a \$2 million developer contribution for the Fire Substation as specified in the North Village Development Agreement.

Location: 16977 Healdsburg Avenue
APN: 091-060-025, 091-060-037, 091-060-39, 091-060-040, 091-060-041

Applicant: CCS Healdsburg, LLC

Environmental

Determination: 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 (May 20, 2019). An Environmental Checklist & Addendum to the FEIR were prepared for the Master Conditional Use Permit for the North Village Project (MCUP 2019-04) that was approved by the Planning Commission on February 11, 2020; and the Development Agreement for the North Village Project (DA 2020-01) that was adopted by the City Council on April 6, 2020.

5. COMMISSIONER AND SUBCOMMITTEE REPORTS

6. DIRECTOR'S REPORT

7. ADJOURNMENT

Scott Duiven, Community Development, February 16, 2022

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 401 Grove Street and on the City's website at 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 401 Grove Street 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 three 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

1. PC 20220223 - Agenda

Documents:

[PC_AGENDA_20220223.PDF](#)

2. PC 20220223 - Workshop Materials

Documents:

[WS - DRY CREEK COMMONS PC WORKSHOP STAFF REPORT.PDF](#)

[WS - ATT 1 - SITE LOCATION MAP.PDF](#)

[WS - ATT 2 - PROJECT DESCRIPTION FINAL.PDF](#)

[WS - ATT 3 PROJECT PLANS.PDF](#)

3. PC 20220223 Minutes -20220111 DRAFT

Documents:

[PC_MINUTES_20220111_DRAFT.PDF](#)

4. PC 20220223 - 4A

Documents:

[4A - _PC STAFF REPORT - ENSO VILLAGE - DA 2020-01.01 CUP 2019-04_01 CUP 2020-02_01 DR 2020-09_01 02-23-22.PDF](#)

[4A - 1 PC RESO 2022-02 FIRST AMENDMENT TO NORTH VILLAGE DA 02-23-22.PDF](#)

[4A - 2 PC RESO 2020-03 ENSO VILLAGE CUP 2019-04_01 CUP 2020-02_01 DR 2020-09_01.PDF](#)

[4A - 3 NV_OVERALLSITE_20220214.PDF](#)

[4A - 4 ENSO VILLAGE AMENDMENTS - PLAN SET 01-31-22.PDF](#)

[4A - 5 ENSO CARBARN ATTACHMENT 12-23-21.PDF](#)

[4A - 6 MICROCOIL GRILLE GARAGE DOORS.PDF](#)

[4A - 7 ADDENDUM 2 TO THE TDM PLAN WALKER-01-31-22.PDF](#)

5. PC 20220223 - 4B

Documents:

4B - _PC STAFF REPORT - FIRE SUBSTATION - DA 2020-01_02.PDF

4B - 1 PC RESO 2022-04 SECOND AMENDMENT TO NORTH VILLAGE DA.PDF

4B - 2 FIRE SUBSTATION SITE.PDF