

AGENDA

Healdsburg Planning Commission Meeting

June 8, 2021 6:00 PM

Note: Meeting to be held via teleconference.

To participate via Webex: <https://cityofhealdsburgmeetings.webex.com/>

Meeting Number: **187 371 9052**

CORONAVIRUS (COVID-19) ADVISORY NOTICE

Consistent with Executive Orders No. N-25-20 and No. N-29-20 from the Executive Department of the State of California and the Sonoma County Health Official Orders No. C19-03 and C19-15, the City of Healdsburg Planning Commission meeting will not be physically open to the public and all Planning Commissioners will be teleconferencing into the meeting.

How to Observe the Meetings

To maximize public safety while still maintaining transparency and public access, the Healdsburg Planning Commission will be using Webex Events service to allow remote participation. Members of the public who only wish to watch the meeting, c a n o b s e r v e t h e m e e t i n g b y visiting <http://healdsburgca.igm2.com/Citizens/default.aspx>. For those members of the public who wish to participate in the meeting remotely, detailed instructions on how to participate can be found at the end of the agenda.

How to submit Public Comment

<!--[if !supportLists]-->1. <!--[endif]-->Live: If you are participating in the meeting remotely, public comment may be submitted live, during the public comment period. Further detailed

instructions on how to submit public comments live can be found at the end of the agenda.

American with Disabilities Act Accommodations

Any member of the public who needs accommodations should email Shawn Sumpter, Administrative Technician at ssumpter@ci.healdsburg.ca.us or call 707-431-3393. 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>

<!--[if !supportLists]-->1. <!--[endif]-->**ROLL CALL**

<!--[if !supportLists]-->2. <!--[endif]-->**ADMINISTRATIVE ACTIONS**

<!--[if !supportLists]-->A. <!--[endif]-->Approval of Agenda for June 8, 2021

<!--[if !supportLists]-->B. <!--[endif]-->Approval of Minutes for May 25, 2021

<!--[if !supportLists]-->C. <!--[endif]-->Acceptance of Communications and Correspondence

<!--[if !supportLists]-->D. <!--[endif]-->Declarations of Conflicts of Interest

<!--[if !supportLists]-->E. <!--[endif]-->Disclosures of Ex Parte Communications

<!--[if !supportLists]-->3. <!--[endif]-->**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 formally consider any issues or take action on any request during this comment period.

<!--[if !supportLists]-->4. <!--[endif]-->**PUBLIC HEARINGS**

<!--[if !supportLists]-->A. <!--[endif]-->**Item**

Description: DR 2021-03

Project

Description: Major Design Review for conversion of existing tasting room/retail space to an 89-seat restaurant. Approximately 3,205 sqft of existing net area will be substantially remodeled and approximately 750 sqft of new mezzanine will be added at the second floor. A new roof terrace of approximately 150 sqft will also be added. Project includes

modifications to the front façade of the building.

Location: 113 Plaza Street APN: 002-181-017
Applicant: Brad Ridgeway, Glacier Restaurant Group
Douglas Thornley, AIA, Goring and Straja Architects

Environmental

Determination: The project is exempt from the provisions of the California Environmental Quality Act (CEQA) Pursuant to CEQA Guidelines Section 15332, Class 32, In-fill Exemption.

<!--[if !supportLists]-->5. <!--[endif]-->**COMMISSIONER AND SUBCOMMITTEE REPORTS**

<!--[if !supportLists]-->6. <!--[endif]-->**DIRECTOR'S REPORT**

<!--[if !supportLists]-->7. <!--[endif]-->**ADJOURNMENT**

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 on the City's website at www.ci.healdsburg.ca.us.

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

Luke Sims, Interim Community Development Director, June 2, 2021

[WebEx Instructions for Joining the Meeting and Submitting Live Public Comment](#)

Joining the meeting remotely

- <!--[if !supportLists]-->• <!--[endif]-->The Healdsburg Planning Commission will be using Webex Events service to allow remote participation.
- <!--[if !supportLists]-->• <!--[endif]-->It is highly recommended that you follow the steps below to register for the event in advance to simplify joining the event once it is in progress by using the confirmation email.

Instructions for participating remotely

- <!--[if !supportLists]-->• <!--[endif]-->Go to the following link: <https://cityofhealdsburgmeetings.webex.com/>
- <!--[if !supportLists]-->• <!--[endif]-->Enter in the following event number **187 371 9052** in the gray box under the words "Join a meeting".

- <!--[if !supportLists]-->• <!--[endif]-->Click Enter
- <!--[if !supportLists]-->• <!--[endif]-->The next screen will display the Event Information.
In the middle of the screen towards the bottom or in the event status line,
click register.
- <!--[if !supportLists]-->• <!--[endif]-->Fill in the requested information (first name, last
name and email address) and hit submit.
- <!--[if !supportLists]-->• <!--[endif]-->The next screen will display your registration has
been confirmed and notifying you that you will receive a confirmation email with the
detailed event information.

The day of the Meeting

- <!--[if !supportLists]-->• <!--[endif]-->Open the confirmation email you received from the
event registration.
- <!--[if !supportLists]-->• <!--[endif]-->Click the green button that says, "Join Event".
- <!--[if !supportLists]-->• <!--[endif]-->If the meeting host has started the event; the event
should automatically start on your screen.
- <!--[if !supportLists]-->• <!--[endif]-->If the meeting host has not started the event, you
may need to refresh your screen a few minutes before the start of the meeting and
again click on "join event".

How to submit public comment

Members of public may provide public comment during the event by participating in the meeting remotely. Public comment may be submitted live, during the public comment period. To submit public comment, please follow the instructions below:

- <!--[if !supportLists]-->a. <!--[endif]-->Once you are in the meeting, open the list
of participants
- <!--[if !supportLists]-->b. <!--[endif]-->In the bottom right-hand corner of the participant
list, is a hand icon
- <!--[if !supportLists]-->c. <!--[endif]-->Click on the hand icon
- <!--[if !supportLists]-->d. <!--[endif]-->The hand icon will place you in line to speak
- <!--[if !supportLists]-->e. <!--[endif]-->When it is your turn to comment, you will be
called upon to comment
- <!--[if !supportLists]-->f. <!--[endif]-->When you are done commenting, or your three
minutes are complete, please remember to un-raise your hand

If you have any questions or concerns, please contact Shawn Sumpter, Administrative Technician, by calling 707-431-3393 or by email at ssumpter@ci.healdsburg.ca.us

1. PC 20210608 - Agenda

Documents:

[PC_AGENDA_20210608.PDF](#)

2. PC 20210608 - Minutes 20210525 DRAFT

Documents:

[PC_MINUTES_20210525.PDF](#)

3. PC 20210608 - 4A

Documents:

[DR 2021-03_STAFF REPORT.PDF](#)

[ATT 1 PC RESOLUTION.PDF](#)

[ATT 2 PROJECT DESCRIPTION.PDF](#)

[ATT 3 DESIGN REVIEW SET_20210419.PDF](#)

[ATT 4 HRE FOR 113 PLAZA STREET HEALDSBURG.PDF](#)

[ATT 5 AERIAL MAP.PDF](#)

[ATT 6 ZONING MAP.PDF](#)