

AGENDA
Healdsburg Planning Commission
Regular Meeting

August 8, 2023 6:00 PM
401 Grove Street, Healdsburg

To join by computer, tablet, or mobile device:

Go to <https://zoom.us/join> and type in the Webinar ID: 835 4807 5167 or follow this link: <https://cityofhealdsburg-org.zoom.us/j/83548075167> (Pre-registration for the meeting is not required)

Process to watch the meeting and submit Public Comment as a part of the Zoom Webinar

1. **ROLL CALL**

2. **ADMINISTRATIVE ACTIONS**

- A. Approval of Agenda for August 8, 2023
- B. Approval of Minutes
 - July 11, 2023 Regular Meeting Minutes
- 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: 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.

5. NEW BUSINESS

6. COMMISSIONER AND SUBCOMMITTEE REPORTS

7. DIRECTOR'S REPORT

8. ADJOURNMENT

Scott Duiven, Community Development Director, August 2, 2023

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 Community Development 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 Community Development 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: The City of Healdsburg will make reasonable accommodations for persons having special needs due to disabilities. Please contact Amanda Gray, Administrative Technician, at Healdsburg City Hall, 401 Grove Street, Healdsburg, California, 707-431-3393, 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 Agenda - August 8, 2023

Documents:

[PC_AGENDA_20230808.PDF](#)

2. 2B- July 11, 2023 Draft Minutes

Documents:

[PC_MINUTES_20230711 DRAFT.PDF](#)

3. 4A - North Village Project - Parcel 2 Townhomes

Documents:

[STAFF REPORT NV PARCEL 2.PDF](#)
[ATT 1 DESIGN REVIEW \(DR 2022-23\) RESOLUTION.PDF](#)
[ATT 2 TENTATIVE MAP \(TM 2022-06\) RESOLUTION.PDF](#)
[ATT 3 SITE VICINITY MAP.PDF](#)
[ATT 4 NORTH VILLAGE PROJECT MAP.PDF](#)
[ATT 5 PROJECT NARRATIVE - PARCEL 2 TOWNHOMES.PDF](#)
[ATT 6 DESIGN REVIEW PLAN SET PARCEL 2 TOWNHOMES REDUCED.PDF](#)
[ATT 7 PARCEL 2 TENTATIVE MAP.PDF](#)
[ATT 8 NORTH VILLAGE MASTER PARKING PLAN.PDF](#)
[ATT 9 PARKING DEMAND ANALYSIS UPDATE.PDF](#)

ATT 10 PARCEL 2 TRANSPORTATION DEMAND MANAGEMENT PLAN.PDF
ATT 11 HEALDSBURG GENERAL PLAN 2030 CONSISTENCY ANALYSIS.PDF
ATT 12 NEAP CONSISTENCY ANALYSIS.PDF
ATT 13 LAND USE CODE CONSISTENCY ANALYSIS.PDF

3.I. Correspondence - Welch 20230808

Documents:

ITEM 4A_CORRESPONDENCE RECEIVED 20230808 - WELCH.PDF