

AGENDA

Healdsburg Planning Commission

Regular Meeting

September 12, 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: 815 8894 3494 or follow this

link: <https://healdsburg.gov/zoom>

(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 September 12, 2023
- B. Approval of Minutes
 - August 22, 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 0018-2023) and Variance (V 2023-01) for Mill District Lot 6 Condominium Project

Project

Description: Design Review and Variance applications for construction of a residential building with 12 condominium units and a commercial building. The residences would be located on

three levels above an at-grade parking structure with access from South Street. The residential building is approximately 33,643 square feet in size (including the parking level) with an average height of 50'. A 1,500-square foot single-story commercial building is proposed on the Healdsburg Avenue frontage of the site. The Variance would allow for reductions in the width of certain parking spaces within the parking structure.

Location: 105 South Street & 130 Healdsburg Avenue (Lot 6 - Mill District)

Applicant: Replay Destinations

Environmental

Determination: The Mill District Lot 6 Condominium project is exempt from further environmental review pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15183 and 15132. The Mill District project was evaluated for consistency with the Central Healdsburg Avenue Plan Environmental Impact Report ("CHAP EIR") as part of the project's master entitlements. The Lot 6 Condominium project is consistent with those entitlements.

5. NEW BUSINESS

- A. Vehicle Miles Traveled (VMT) Policies for evaluating transportation impacts under the California Environmental Quality Act (Senate Bill 743)

6. COMMISSIONER AND SUBCOMMITTEE REPORTS

7. DIRECTOR'S REPORT

8. ADJOURNMENT

Scott Duiven, Community Development Director, September 6, 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.healdsburg.gov. 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. 9/12/23 Agenda

Documents:

[PC_AGENDA_20230912.PDF](#)

2. 2B - August 22, 2023 Draft Minutes

Documents:

[PC_MINUTES_20230822 DRAFT.PDF](#)

3. Agenda Item No. 4A - Mill District Lot 6

Documents:

[STAFF REPORT DR 0018-2023, V 0001-2023 \(LOT 6 CONDOS\).PDF](#)
[ATT 1- PC RESO NO. 2023-XX \(DR 0018-2023, V 0001-2023 LOT 6 CONDOS\).PDF](#)
[ATT 2- LOT 6 LOCATION MAP.PDF](#)
[ATT 3- LOT 6 PROJECT NARRATIVE - 08.01.2023.PDF](#)
[ATT 4 - MDL6_MDR SUBMITTAL - 08.31.2023 REDUCED.PDF](#)
[ATT 5- CHAP CONSISTENCY ANALYSIS.PDF](#)
[ATT 6- LAND USE CODE CONSISTENCY ANALYSIS.PDF](#)
[ATT 7- MASTER ENTITLEMENTS CONSISTENCY ANALYSIS.PDF](#)
[ATT 8- FINAL MILL DISTRICT TRAFFIC IMPACT STUDY - 03.01.2018.PDF](#)
[ATT 9- MEMO AND MILL DISTRICT TREE SURVEY AND PROTECTION PLAN \(WRA\).PDF](#)
[ATT 10- ARBORIST REPORT LOT 6 IMAGE TREE SERVICE.PDF](#)
[ATT 11- TREE NUMBERS.PDF](#)
[ATT 12- CITY ARBORIST LOT 6 TREE PROTECTION REVIEW MEMO - 08.24.2023.PDF](#)

4. Agenda Item No. 5A

Documents:

[STAFF REPORT - VMT.PDF](#)
[ATT 1 - PC RESOLUTION.PDF](#)