

## **AGENDA – AMENDED 2/27/23**

### **Healdsburg Planning Commission**

February 28, 2023 6:00 PM  
401 Grove Street, Healdsburg  
City Hall - City Council Chamber

### **CORONAVIRUS (COVID-19) ADVISORY NOTICE**

Consistent with Government Code section 54953(e), Planning Commission Members will be participating in this meeting either via Zoom Webinar or in person, socially distanced in the Council Chamber at 401 Grove Street.

#### **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.iqm2.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: **898 9487 1986** or follow this link: <https://cityofhealdsburg-org.zoom.us/j/89894871986> (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: **898 9487 1986** 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 [agray@healdsburg.gov](mailto:agray@healdsburg.gov) or by calling 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> .

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1. **ROLL CALL**
2. **ADMINISTRATIVE ACTIONS**
  - A. Approval of February 28, 2023 Agenda
  - B. Approval of Minutes
    - February 14, 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:** Development Agreement (DA 2023-01) **(AMENDED 2/27/23)**

##### **Project**

**Description:** Development Agreement between City of Healdsburg and Freebird Development Company, LLC to vest the existing project approvals for a 118-unit affordable housing project for up to ten (10) years. Planning Commission will consider making a recommendation to City Council on Development Agreement.

**Location:** 450 Parkland Farms Boulevard (Parcels 5 and 6 of the Saggio Hills project)

**Applicant:** Freebird Development Company, LLC

##### **Environmental**

**Determination:** An affordable housing project of up to 150 units on the project site was addressed at a programmatic level in the certified Final Environmental Impact Report ("FEIR") for the Saggio Hills Development Project (SCH #2003062025). An Addendum to the FEIR ("Addendum") was prepared for the Saggio Hills Affordable Housing Project. The FEIR and Addendum are available for review at the City of Healdsburg Community Development Center, 401 Grove Street, Healdsburg, CA.

##### B. Item

**Description:** DA 2020-01.04 (North Village Development Agreement amendment); CUP 2019-04.02 (North Village Master Conditional Use Permit amendment); DR 2021-07.01, CUP 2021-04.01 (Parcel 4 Design Review and Conditional Use Permit amendments); TM 2022-07 (Parcel 4 Tentative Map)

##### **Project**

**Description:** The project applicants are seeking approval of (a) amendments to the North Village Development Agreement and Master Conditional Use Permit to modify the affordability

levels for residential uses on Parcels 2 and 4, and to modify the shared parking plan, (b) amendments to the Major Design Review and Conditional Use Permit for the mixed-use retail and residential development on Parcel 4 to address changes to the facades, building footprints, and landscaping, and (c) tentative map to establish a common parcel and three airspace parcels on Parcel 4.

**Location:** Parcel 2: 201 Dovetail Lane  
Parcel 4: 1830 Boxheart Drive; 1840 Boxheart Drive; 70 Dovetail Lane; 80 Dovetail Lane  
Hotel: 101 Dovetail Lane  
Enso Village: 1801 Boxheart Drive

**Applicant:** Comstock Healdsburg, LLC (DA 2022-01.04; CUP 2019-04.02; TM 2022-07)  
Burbank Housing Development Corporation (DR 2021-07.01; CUP 2021-04.01)

**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 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. In accordance with the California Environmental Quality Act (CEQA) Guidelines Section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning), no further environmental review is 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.

**C. Item**

**Description:** **Land Use Code Amendment 2023-01**

**Project**

**Description:** Amendments to the Healdsburg Municipal Code including

repealing Healdsburg Municipal Code Chapter 8.32: Medical Marijuana Dispensaries; amending Section 20.08.145: Permitted and Conditionally Permitted Uses in the Plaza Retail (PR), Downtown Commercial (CD), and Service Commercial (CS) Districts; amending Section 20.08.155: Permitted and Conditionally Permitted Uses in the Mixed Use (MU) District; amending Section 20.08.195: Permitted and Conditionally Permitted Uses in the Industrial (I) District; adding a new Section 20.20.095: Commercial Cannabis Uses and Requirements; amending Section 20.20.100: Marijuana Cultivation, Possession and Use; and amending Section 20.28.310: Definitions to allow for commercial cannabis uses in Healdsburg.

**Location:** Citywide  
**Applicant:** City of Healdsburg

**Environmental**

**Determination:** Determine that the proposed Healdsburg Municipal Code amendments are exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3) (the “common sense exemption”) because it can be seen with certainty that there is no possibility that the amendments will have a significant effect on the environment.

**5. NEW BUSINESS**

A. Election of Officer

**6. COMMISSIONER AND SUBCOMMITTEE REPORTS**

**7. DIRECTOR’S REPORT**

**8. ADJOURNMENT**

Scott Duiven, Community Development Director, February 23, 2023

**Amended agenda posted February 27, 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 Planning and Building Department at 401 Grove Street 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 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. Agenda - Amended February 27, 2023

Documents:

[PC\\_AGENDA\\_20230228 - AMENDED.PDF](#)

2. Agenda Item No. 2B - Draft Minutes Of The February 14, 2023 Meeting

Documents:

[PC\\_MINUTES\\_20230214 DRAFT.PDF](#)

3. Agenda Item No. 4B - North Village Project

Documents:

[STAFF REPORT NORTH VILLAGE PROJECT.PDF](#)  
[ATTACH 1 PC RESO - 4TH AMENDMENT TO NORTH VILLAGE DA \(2020-01.04\).PDF](#)  
[ATTACH 2 PC RESO NORTH VILLAGE MCUP \(CUP 2019-04.02\).PDF](#)  
[ATTACH 3 PC RESO PARCEL 4 DR\\_CUP AMENDMENTS \(DR 2021-07.01 CUP 2021-04.01\).PDF](#)  
[ATTACH 4 PC RESO PARCEL 4 TENTATIVE MAP \(TM 2022-07\).PDF](#)  
[ATTACH 5 MIXED USE - VICINITY MAP.PDF](#)  
[ATTACH 6 MCUP AMENDMENT NARRATIVE \(02-02-23\).PDF](#)  
[ATTACH 7 PARCEL 4 DR-CUP AMENDMENT NARRATIVE \(02-06-23\).PDF](#)  
[ATTACH 8 NORTH VILLAGE - FOURTH AMENDMENT TO DEVELOPMENT AGREEMENT \(02-02-23\).PDF](#)  
[ATTACH 9 PARCEL 4 DR AMENDMENT PLAN SET \(12-22-22\).PDF](#)  
[ATTACH 10 PARCEL 4 TENTATIVE MAP \(12-21-22\).PDF](#)  
[ATTACH 11 NORTH VILLAGE, PARCEL 4 - GENERAL PLAN CONSISTENCY](#)

ANALYSIS.PDF  
ATTACH 12 NORTH VILLAGE, PARCEL 4 - NEAP CONSISTENCY  
ANALYSIS.PDF  
ATTACH 13 NORTH VILLAGE, PARCEL 4 - LAND USE CODE CONSISTENCY  
ANALYSIS.PDF  
ATTACH 14 SHARED PARKING DIAGRAM (01-12-23).PDF  
ATTACH 15 SHARED PARKING MEMO (WALKER, 01-12-23).PDF  
ATTACH 16 MIXED-USE TDM PLAN (12-23-20).PDF  
ATTACH 17 HOTEL TDM PLAN (12-23-20).PDF

4. Agenda Item No. 4C - Healdsburg Municipal Code Amendments To Allow For Commerical Cannabis Uses

Documents:

STAFF REPORT.PDF  
ATTACH 1 - FINAL DRAFT CANNABIS ORDINANCE.PDF  
ATTACH 2 - CBU\_MAP\_DRAFT\_FOR\_REVIEW\_REVISIED\_103122.PDF

5. Agenda Item No. 5A

Documents:

STAFF REPORT - ELECTION OF OFFICER DUE TO VACANCY.PDF