

AGENDA

Healdsburg Planning Commission

Regular Meeting and Workshop

March 28, 2023 6:00 PM

401 Grove Street, Healdsburg

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

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: **865 3394 5695** or follow this link: <https://cityofhealdsburg-org.zoom.us/j/86533945695> (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: **865 3394 5695** 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.

Planning Commission Regular Meeting

1. **ROLL CALL**

2. **ADMINISTRATIVE ACTIONS**

- A. Approval of Agenda for March 28, 2023
- B. Approval of Minutes for March 14, 2023
- C. Acceptance of Communications and Correspondence
 - Growth Management Allocation Annual Report
 - General Plan Annual Report
 - Housing Element Annual Progress Report
- 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. **COMMISSIONER AND SUBCOMMITTEE REPORTS**

5. **DIRECTOR'S REPORT**

6. **ADJOURNMENT**

Planning Commission Workshop

(Immediately following the regular meeting)

1. **CALL TO ORDER/INTRODUCTIONS**

2. **ROLL CALL**
3. **DISCUSSION (Workshop)**

Application:

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 24-unit townhouse complex on Parcel 2 of the North Village. The project consists of three separate buildings, each of which contains 8 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 24 airspace condominium units and a common parcel providing circulation, open space, a courtyard with seating, a BBQ center and a pet activity area.

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: 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.]

4. **ADJOURNMENT**

Scott Duiven, Community Development Director, March 22, 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. 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 - Regular And Workshop

Documents:

[AGENDA - REGULAR AND WORKSHOP.PDF](#)

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

Documents:

[2B DRAFT MINUTES OF MARCH 14, 2023 MEETING.PDF](#)

3. Agenda Item No. 2C - Acceptance Of Communications And Correspondence

Documents:

[AGENDA ITEM NO. 2C.PDF](#)

4. Agenda Item No. 3 - Workshop

SUBJECT: Planning Commission Workshop on Parcel 2 Residential Townhomes - Design Review (DR 2022-23) and Tentative Map (TM 2022-06). Project consists of 24 townhome units in three 8-unit buildings. Each unit sits atop a two-car garage and has either two or three bedrooms. The townhomes will be targeted for sale to middle-income households.

Documents:

[STAFF REPORT.PDF](#)

[ATT 1, SITE VICINITY MAP.PDF](#)

[ATT 2, PARCEL 2 NARRATIVE PROJECT DESCRIPTION \(11-22-22\).PDF](#)

[ATT 3, DESIGN REVIEW CONSOLIDATED PLAN SET REDUCED.PDF](#)

[ATT 4, PARCEL 2 TENTATIVE MAP TM 2022-06 \(12-13-22\).PDF](#)

[ATT 5, SHARED PARKING DIAGRAM \(01-12-23\).PDF](#)

[ATT 6, SWLID_2022-11.PDF](#)

[ATT 7, PARCEL 2 TDM PLAN \(10-25-22\).PDF](#)

