

AGENDA

Healdsburg Planning Commission Regular Meeting and Workshop

April 25, 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: 882 3327 1913 or follow this link: <https://cityofhealdsburg-org.zoom.us/j/88233271913> (Pre-registration for the meeting is not required)

[Process to watch the meeting and submit Public Comment as a part of the Zoom Webinar](#)

Planning Commission Regular Meeting

1. ROLL CALL

2. ADMINISTRATIVE ACTIONS

- A. Approval of Agenda for April 25, 2023
- B. Approval of Minutes for April 11, 2023
- 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: Amendment to previously approved Design Review Application DR 2003-02 (Continued from the April 11, 2023 Planning Commission Meeting)

Project

Description: A request to remove a condition of approval for an approved

design review application for a gas station (Valero). The specific condition of approval imposed by the Planning Commission prohibited the use of “trademark colors” on the gas station canopy. The applicant is requesting the ability to use “trademark colors” on the existing canopy.

Location: 186 Dry Creek Road

Applicant: Gus Ortega / Sign Development Inc.

Environmental

Determination: The project is exempt from environmental review pursuant to the provisions of the California Environmental Quality Act (CEQA) Guidelines Section 15301 (Class 01), Existing Facilities.

- 5. **NEW BUSINESS**
- 6. **COMMISSIONER AND SUBCOMMITTEE REPORTS**
- 7. **DIRECTOR’S REPORT**
- 8. **ADJOURNMENT**

Planning Commission Workshop
(Immediately following the regular meeting)

- 1. **CALL TO ORDER/INTRODUCTIONS**
- 2. **ROLL CALL**
- 3. **DISCUSSION (Workshop)**

Application: Mill District Lot 6 - Mixed Use Project

Project

Description: Review conceptual plans for development of 12 residential units and a commercial building on Lot 6 of the Mill District Project. The residences would be located on three levels above an at-grade parking structure. The residential building is approximately 21,250

square feet in size and 50' in height. An approximately 1,500-square foot single-story commercial building is proposed on the Healdsburg Avenue frontage of the site. The existing grove of trees along the north edge of the site would be protected.

Location: 130 Healdsburg Avenue. Lot 6 is located at the northeast corner of Healdsburg Avenue and South Street. It is bounded by Lot 5 (future park) on the north and Lot 4 (43 condos, under construction) on the east.

Applicant: Replay Healdsburg, LLC

Environmental

Determination: The project is exempt 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 ("CHAP") Environmental Impact Report as part of City approvals for a Tentative Map, Conditional Use Permit, Heritage Tree Removal, and Historic Structure Removal.

4. ADJOURNMENT

Scott Duiven, Community Development Director, April 19, 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

Documents:

[PC_AGENDA_20230425-REGULAR AND WORKSHOP.PDF](#)

2. Agenda Item No. 2B - Draft Minutes Of The April 11, 2023 Meeting

Documents:

[2B PC DRAFT MINUTES_20230411.PDF](#)

3. Agenda Item No. 4A - Valero (Continued From 4/11/23 PC Meeting)

Documents:

[STAFF REPORT.PDF](#)
[ATT 1 - RESOLUTION.PDF](#)
[ATT 2 - PROJECT NARRATIVE.PDF](#)
[ATT 3 - ORIGINAL CANOPY ELEVATIONS.PDF](#)
[ATT 4 - REVISED PLAN SET.PDF](#)
[ATT 5 - REVISED COLOR SAMPLES.PDF](#)
[ATT 6 - DAYTIME CANOPY EXAMPLE.PDF](#)
[ATT 7 - NIGHTTIME LIGHT BAR EXAMPLE.PDF](#)

4. Agenda Item No. 3 - Mill District Lot 6 Mixed Use Project (Workshop)

Documents:

[STAFF REPORT.PDF](#)
[ATT 1 - LOT 6 SITE LOCATION MAP.PDF](#)
[ATT 2 - LOT 6 PROJECT NARRATIVE \(04-14-23\).PDF](#)
[ATT 3 - LOT 6 PC WORKSHOP PLAN SET \(04-04-23\) REDUCED.PDF](#)