

AGENDA

Healdsburg Planning Commission

Regular Meeting

May 23, 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: 838 7706 9028 or follow this link: <https://cityofhealdsburg-org.zoom.us/j/83877069028> (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 May 23, 2023
- B. Approval of Minutes for April 25, 2023 Regular Meeting and Workshop
- 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: DR 2019-02

Project

Description: Major Design Review for a new 4-story, 16 guest room hotel with commercial space and a restaurant on the ground floor. The project proposes valet only parking and 34 onsite parking spaces with access via a drive aisle off Healdsburg Avenue.

The project includes demolition of all existing buildings on site.

Location: 400, 412, 418 Healdsburg Avenue, APN 002-171-005, -006, -025

Applicant: Piazza Hospitality

Environmental

Determination: The project is exempt from environmental review pursuant to the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332 (exemption for infill development projects) because [action] (a) is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations; (b) occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses; (c) has no value, as habitat for endangered, rare or threatened species; (d) would not result in any significant effects relating to traffic, noise, air quality, or water quality; and (e) can be adequately served by all required utilities and public services.

5. NEW BUSINESS

None.

6. COMMISSIONER AND SUBCOMMITTEE REPORTS

7. DIRECTOR'S REPORT

8. ADJOURNMENT

Scott Duiven, Community Development Director, May 17, 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. Agenda

Documents:

[PC_AGENDA_20230523.PDF](#)

2. Agenda Item No. 2B - Draft Minutes Of The April 25 Regular Meeting And Workshop

Documents:

[2B_PC_MINUTES_20230425-REGULAR AND WORKSHOP DRAFT.PDF](#)

3. Agenda Item No. 4A - HH Residence Hotel

Documents:

[STAFF REPORT.PDF](#)
[ATT 1 RESOLUTION NO. 2023-XX.PDF](#)
[ATT 2 PROJECT NARRATIVE.PDF](#)
[ATT 3 PLAN SET.PDF](#)

3.1. 4A Correspondence Received

Documents:

[BUTLER-LTR_20230522.PDF](#)
[COHEN-LTR_20230522.PDF](#)
[HEALDSBURG CHAMBER-LTR_20230522.PDF](#)
[PORTALUPI-LTR_20230522.PDF](#)
[SEPPI-LTR_20230522.PDF](#)