



MINUTES
Healdsburg Planning Commission
Regular Meeting
May 23, 2023 6:00 PM
401 Grove Street, Healdsburg

1. ROLL CALL

Chair Luks called to order the meeting of the Planning Commission of the City of Healdsburg at 6:00 p.m.

Commissioners present: Barber, Breznikar, Hunt, Luks, Wood

Commissioners absent: Gerlach, McKay

City Staff present: Community Development Director Scott Duiven, Senior Planner Ellen McDowell, and Administrative Technician Amanda Gray

2. ADMINISTRATIVE ACTIONS

A. Approval of Agenda for May 23, 2023

On a motion by Commissioner Wood, seconded by Vice Chair Breznikar, the Commission voted 5-0-2 (Gerlach, McKay absent) to approve the May 23, 2023 agenda.

B. Approval of Minutes for April 25, 2023 Regular Meeting and Workshop

On a motion by Vice Chair Breznikar, seconded by Commissioner Hunt, the Commission voted 5-0-2 (Gerlach, McKay absent) to approve the April 25, 2023 regular meeting and workshop minutes.

C. Acceptance of Communications and Correspondence

Correspondence received regarding Item 4A, 400, 412, 418 Healdsburg Avenue:

- Marie Butler
- Alan B. Cohen
- Healdsburg Chamber of Commerce
- Claudia Marinai
- Jane Portalupi
- Will Seppi

D. Declarations of Conflicts of Interest - None

E. Disclosures of Ex Parte Communications – None

3. PUBLIC COMMENTS

Brigette Mansell, spoke regarding the Planning Commission's appointment, purpose, duties, and goals and discussed how the Commission functions in the City of Healdsburg.

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) Guidelines Sections 15332, In-fill Development Projects.

Senior Planner, Ellen McDowell, introduced the item and summarized the staff report. Ms. McDowell provided a project overview and discussed the site and vicinity description, project description, General Plan consistency, Land Use Code consistency, Citywide Design Guidelines consistency, and the recommended action.

Paolo Petrone, Piazza Hospitality CEO, introduced the Applicant team, discussed his background in Healdsburg and shared his excitement for this project moving forward.

Brett Randall Jones, Principal, with David Baker Architects, provided a PowerPoint presentation and discussed previous projects built by Piazza Hospitality including Hotel Healdsburg, H2 Hotel and the Harmon Guest House. Mr. Jones provided photos of the project site and discussed the project timeline. Mr. Jones provided an overview of the design feedback received from the Planning Commission Workshop and community open house that took place in January 2022 and discussed the following:

- Plaza programming
- More local-serving retail frontage
- Height / Setbacks / Massing at corner
- Roof line articulation
- Façade treatment behind vines
- Larger street trees
- Water consumption

Commission and staff discussion ensued regarding questions on the outcome of the January 2022 Workshop, story pole feasibility, copper paneling and patina formation on the surface, darkened zinc, window layout, wood lap siding sections, parking requirements and policies, bar/restaurant, hotel sharing for staff, net positive water, south elevation concrete wall, swimming pool, building height, wood elements and surface treatments and a possible conflict with the Design Guidelines.

Chair Luks opened the hearing for public input.

Brigette Mansell, spoke about transparency, the living building challenge, number of bathrooms, rainwater catchment system, and the softening of the perimeter wall located near John and Zekes.

Jonathan Pearlman, Healdsburg resident, said he attended the workshop and discussed the Cypress siding, streetscape and landscaping, building height and massing, density, and said this is an excellent model for increasing residential development in the downtown.

Marilyn Joyce, stated that this is a great model for a residential building that serves a community, but does not feel that this project serves the people who live in Healdsburg. She said that Healdsburg has reached its capacity for hotels in the downtown and said the City needs a sustainable tourism industry.

Douglas Hansen, Healdsburg resident, said he looked at the plans extensively and discussed ventilation for the parking pit, exhaust systems for the restaurants, infrastructure for electrical, and energy systems. He asked if these will be concealable by architectural detail.

Robert Durler, stated he owns 107 and 109 North Street, and discussed how busy Healdsburg Avenue is and shared his concerns with parking.

Jim Heid, Johnson Street, spoke in support of the project and discussed the growth and evolution of Healdsburg Avenue, design guidelines and density in downtown Healdsburg. He discussed the project site and feels it is a great opportunity to utilize the space and it is an economic catalyst for the rest of downtown Healdsburg and encouraged the Commissioner to approve the project as presented.

Claudia Marinai, discussed her thoughts on the building being out of scale and agrees with erecting story poles to give people an idea of what that corner will look like. She said that it will be starkly out of contrast to the immediate surroundings.

There being no further speakers, Chair Luks closed the public comment portion of the hearing.

Commissioner Wood stated that he is generally pleased with the design and in support of the project. He shared his concerns on the view on the northwest on Healdsburg Avenue heading south and wondered if there was potential to soften that. He discussed the contrast between the copper and the darkened zinc and said it may draw attention to the height of the building. He discussed the alternating roofline and the possibility of having balconies on the northern side to create a setback effect. He stated that he was not a part of the Workshop held in January 2022, but appreciates the work that went into making the project appear more horizontal and less vertical.

Commissioner Barber stated that he was not a part of the Workshop held in January 2022. He said in looking at what was initially proposed and what is being presented now, he is in support of the different materials being used. He discussed his concerns with the perimeter concrete wall and suggested softening it.

Commissioner Hunt stated that the project is great overall, and it is a desirable lodging option that fills a specific unmet need and demand. She shared her support for bringing more visitors to Healdsburg. She shared her concerns regarding the western elevation and the approach of the cottages tower. She discussed the long thin linear strips of windows on the large building mass and how different that is than the variation of glass and wood materials you see on the primary hotel section. She shared her concerns about the structure becoming very dark or monotone over time due to the copper darkening and the wood species used on the windows. She said the material choice for the wood is critical and she is not comfortable with the wood as presented. She said the sustainability goals are fantastic and thanked the Applicants for putting that at the forefront of this project.

Vice Chair Breznikar shared her admiration for all the hotels the Applicants have built and discussed the design and feel of each of them. She echoed comments made by Commissioners regarding the materials presented. She said that copper and zinc will create a dark modeled building. She shared her concerns with the fourth story as designed on this building and does not think it fits the design elements for this location. She stated that if the middle part was articulated and stepped back the way the corner is, it would be much more acceptable. She thinks it is a great design, but the Applicants are trying to fit something too big into a place it does not belong.

Chair Luks recapped the comments and concerns discussed by the Commissioners. He discussed the perimeter concrete wall and provided suggestions on screening it with metal and vines and asked if it could be stepped back. He agreed with Commissioner Hunt's comments regarding material choice for the wood and said he feels the Commission is entitled to get an idea of what the wood will look like and how it will weather over time. He said the windows on the north side are quite industrial and he is not a fan of the darkened zinc and suggested the Applicant lighten the color. He discussed the types of trees that are proposed and suggested using alternate species. He discussed the Workshop held in January 2022, and still supports installing story poles as they will help people really envision the size of the building. He said it is a complicated project, but all the complications are an aspect of attempting to do good design.

Chair Luks entertained a motion to continue this item to a date uncertain and stated that he would like to see the Applicant and staff discuss the perimeter concrete wall, darkened zinc, evidence showing the weathering of materials over time, and the feasibility of story poles.

On a motion by Vice Chair Breznikar, seconded by Commissioner Barber, the Commission voted 5-0-2 (Gerlach, McKay absent) to continue DR 2019-02 Major Design Review for 400/412/418 Healdsburg Avenue to a date uncertain.

5. NEW BUSINESS

None.

6. COMMISSIONER AND SUBCOMMITTEE REPORTS

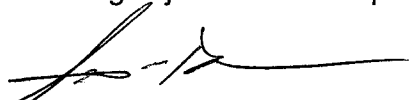
7. DIRECTOR'S REPORT

Director Duiven provided information regarding:

- Cancellation of the June 13, 2023 Commission meeting
- Planning Commissioner recruitment to fill two seats expiring June 30, 2023
- Election of Planning Commission officers at the July Commission meeting

8. ADJOURNMENT

The meeting adjourned at 8:14 p.m.



Scott M. Duiven, Secretary



Phil Luks, Chair