



MINUTES
Healdsburg Planning Commission
Regular Meeting
August 22, 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, Gerlach, McKay, Luks, Wood

Commissioner Hunt arrived at 6:05 p.m.

City Staff present: Community Development Director Scott Duiven, Assistant Planner Jeff Fisher, Administrative Technician Amanda Gray

2. ADMINISTRATIVE ACTIONS

A. Approval of Agenda for August 22, 2023

On a motion by Vice Chair McKay, seconded by Commissioner Barber, the Commission voted 7-0-0 to approve the August 22, 2023, agenda.

B. Approval of Minutes of the August 8, 2023

On a motion by Commissioner Gerlach, seconded by Commissioner Barber, the Commission voted 7-0-0 to approve the August 8, 2023, regular meeting minutes.

C. Acceptance of Communications and Correspondence - None

D. Declarations of Conflicts of Interest - None

E. Disclosures of Ex Parte Communications – None

3. PUBLIC COMMENT

Brigette Mansell, spoke regarding the guiding principles of the General Plan and discussed the importance of the language included that values and is oriented towards the balance of resident and visitor needs. She discussed the significance of being appointed as a Commissioner by the Council and good decision-making regarding land acquisition in the downtown core. She spoke regarding community input and response and thanked the Commission and staff for their work.

4. PUBLIC HEARINGS

A. Item

Description: DR 2022-20

Project

Description: Major Design Review for the construction of a new 43,968 square-foot winery production facility including associated warehousing and offices.

Location: 1460 Grove Street

Applicant: Steve vonRaesfeld / VRA Architects

Environmental

Determination: The project is exempt from environmental review pursuant to the provisions of the California Environmental Quality Act (CEQA) Guidelines Section 15332 (Class 32), In-Fill Development Projects.

Assistant Planner, Jeff Fisher, introduced the item and summarized the staff report. Mr. Fisher provided a project overview and discussed the consistency with the General Plan Policies, compliance with the Land Use Code Standards, consistency with the Citywide Design

Guidelines, existence site plan, proposed site plan, landscape plan, riparian corridor, design, colors and materials, findings, CEQA, and the recommended action.

Commission and staff discussion ensued regarding questions on the processed wastewater, riparian area impacts, trees, covered parking, easements, grading, Storm Water Low Impact Development Plan, roof material, lighting, signage, canopy between building one and two, and the history of Foss Creek flooding.

Diana Stetina, Associate Engineer with Brelje & Race Civil Engineers, and Applicant Steve vonRaesfeld of VRA Architects, were available to answer any questions the Commission had.

Chair Luks opened the hearing for public input. There being no speakers Chair Luks closed the public input portion of the hearing.

Commissioner Barber said that he is very happy with the project and discussed the repeating elements that create a pleasing design. He also discussed building three size, design, and the set back.

Commissioner Wood echoed Commissioner Barber's comments and spoke in support of the project. He discussed material choices, consistency with other buildings in that area, and the windows being aesthetically pleasing.

Commissioner Breznikar said she agreed with the Commissioner comments and is pleased with the project. She applauded the Applicant for the beauty and design of the buildings, choice of roof color and detail on the windows.

Commissioner Gerlach said he agreed with the Commissioner comments and said the Applicant did a nice job. He said the project is going to be very solid looking and discussed how this will serve as a reminder of how important industrial buildings and industrial production is in Healdsburg.

Commissioner Hunt spoke in support of the project and said she is excited to see this major improvement and transformation to the Grove Street area. She discussed the impressive design of the structure and said it reflects the brand that the Applicant represents very nicely.

Vice Chair McKay echoed the comments made by the Commissioners. He shared his appreciation of the refurbishing of existing buildings, additional landscaping, bioretention areas and public improvements along Grove Street. He said he thinks this project will help create a more inviting pedestrian and bicycle corridor on Grove Street. He discussed the structure's design and its reflection of the brand and the importance of valuing the local industrial economy in Healdsburg.

Chair Luks said he agreed with all the complimentary things the Commissioners said about the project. He discussed the Grove Street industrial area and said that the City has done a good job at attracting and keeping businesses, offering industrial jobs and keeping workers in town and said he appreciates the Applicant coming to Healdsburg.

On a motion by Vice Chair McKay, seconded by Commissioner Hunt, the Commission voted 7-0-0 to approve Resolution No. 2023-20 approving Major Design Review Permit (DR 2022-20), based on the findings and subject to the conditions of approval as identified in the resolution.

5. NEW BUSINESS

None.

6. COMMISSIONER AND SUBCOMMITTEE REPORTS

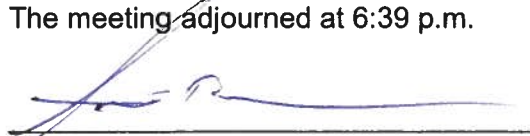
None.

7. DIRECTOR'S REPORT

Director Duiven reported on upcoming City Council and Planning Commission meeting agenda items.

8. ADJOURNMENT

The meeting adjourned at 6:39 p.m.



Scott M. Duiven, Secretary



Phil Luks, Chair

