



CITY OF HEALDSBURG PLANNING COMMISSION REGULAR MEETING AGENDA

Meeting Date: January 27, 2026

Time: 06:00 PM

City Hall Council Chamber

401 Grove Street

Healdsburg, CA 95448

To join by computer, tablet, or mobile device:

Go to <https://zoom.us/join> and type in the Webinar ID: 815 8894 3494 or follow this link:
healdsburg.gov/zoom (Pre-registration for the meeting is not required.)

1. ROLL CALL

2. ADMINISTRATIVE ACTIONS

2.a Approval of Agenda

2.b Approval of Minutes

By motion, approve the October 14, 2025 Regular Meeting Minutes and the October 28, 2025 Regular Meeting Minutes.

2.c Acceptance of Communications and Correspondence

2.d Declarations of Conflict of Interest

2.e Disclosures of Ex Parte Communications

3. PUBLIC COMMENTS ON NON-AGENDA ITEMS AND ITEMS ON THIS AGENDA

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.

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.

4. PUBLIC HEARINGS

4.a Land Use Code Amendments to address SB9 (HOME Act) and SB684/1123 (Starter Home Revitalization Act)

It is recommended that the Planning Commission:

1. Adopt a resolution recommending that the City Council adopt an Ordinance amending Healdsburg Municipal Code Title 20 to add Section 20.20.125: SB 9 Housing Development.
2. Adopt a resolution recommending that the City Council adopt an Ordinance rescinding Healdsburg Municipal Code Title 20, Section 20.20.040: Small Lot Subdivisions, and replacing with Section 20.20.040 titled Small Lot Subdivisions and Housing Development to implement SB 684 and SB 1123.

5. OLD BUSINESS

6. NEW BUSINESS

7. COMMISSIONER AND SUBCOMMITTEE REPORTS

8. DIRECTOR'S REPORT

9. ADJOURNMENT

Scott M. Duiven, Community Development Director

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.healdsburg.gov. 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.

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.

**CITY OF HEALDSBURG
PLANNING COMMISSION
REGULAR MEETING MINUTES - DRAFT
October 14, 2025
City Hall Council Chamber
401 Grove Street, Healdsburg**

1. CALL TO ORDER/ROLL CALL

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

Commissioners present: Barber, McKay, Schadlich, Wood

Commissioner absent: Gerlach, Luks, Pearlman

City Staff present: Community Development Director Scott Duiven, Senior Planner Ellen McDowell, Planning Consultant Linda Ruffing, Project Manager Tom Campbell, and Administrative Technician Amanda Gray.

2. ADMINISTRATIVE ACTIONS

A. Approval of Agenda

On a motion by Commissioner Wood, seconded by Vice Chair Barber, the Commission voted 4-0-0 (Gerlach, Luks, Pearlman absent) to approve the October 14, 2025 agenda.

B. Approval of Minutes - None

C. Acceptance of Communications and Correspondence – None

D. Declarations of Conflict of Interest – None

E. Disclosures of Ex Parte Communications – None

3. PUBLIC COMMENTS

None.

4. PUBLIC HEARINGS

A. Consideration of Mitigated Negative Declaration for the Badger Park Redevelopment Master Plan at 750 Heron Drive, APNs 002-221-021, 002-281-012, 088-141-012, -015, and -016.

Project Manager, Tom Campbell, introduced the item and stated the action this evening was to consider adopting a resolution recommending that the City Council adopt a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Programs for the Badger Park Redevelopment Master Plan at 750 Heron Drive.

Project Manager Campbell, and Senior Planner McDowell provided a presentation and discussed the background, Badger Park Redevelopment Master Plan, CEQA implementation procedures and timeline, Mitigated Negative Declaration/Mitigation Monitoring and Reporting Program, and Planning Commission purview.

Commission discussion ensued regarding questions on conservation measures, coordination with other agencies, circulation systems, secondary entrance into the park, engagement with Sonoma Water, and boundaries of the Master Plan.

Chair McKay opened the hearing for public input. There being no speakers, Chair McKay closed the public input portion of the meeting.

Commissioner Schadlich discussed concerns about potential noise impacts on neighbors from pickleball activities and installation of a sound wall.

On a motion by Commissioner Wood, seconded by Vice Chair Barber, the Commission voted 4-0-3-0 (Gerlach, Luks, Pearlman absent) to Adopt Resolution No. 2025-08 recommending that the City Council adopt a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Programs for the Badger Park Redevelopment Master Plan at 750 Heron Drive.

B. Montage Healdsburg Resort Parking Lot Infill Project: Consideration of Major Design Review DR 0002-2025 for construction of 69 additional parking spaces within and immediately adjacent to existing resort parking lot at 100 Montage Way, APN 091-310-001

Planning Consultant, Linda Ruffing, introduced the item and stated the action was to recommend that the Planning Commission adopt a Resolution approving Major Design Review DR 0002-2025 for the Montage Healdsburg Resort Parking Lot Infill Project based on the suggested findings and subject to the recommended conditions of approval.

Commission discussion ensued regarding questions on the tree replacement process; methods for determining tree health and identifying dying trees; emergency vehicle access; the valet parking monitor gate; seasonal wetland identification; the Statement of Overriding Considerations; the proposed car/concierge service; and whether the parking spaces are intended for staff, valet use, or a combination of both.

Justin Parsons, representative for Oaks and Olives LLC, Briana Morrison, Associate Principal/Lead Landscape Architect with Carlile Macy (members of the Applicant team) responded to questions raised by the Commission.

Chair McKay opened the hearing for public input.

Applicant, Justin Parsons, provided a brief background on the appeal, the previous application, and the current application.

There being no further speakers, Chair McKay closed the public input portion of the meeting.

Commissioner Wood stated that he initially supported the parking lot expansion as previously presented to the Commission, though the extent of tree removal gave him pause. He acknowledged the citizen-led appeal and stated the current project has reduced impacts and more parking. He supports approval and is pleased no heritage trees are

proposed for removal. He asked if the Commission supports raising the mitigation success threshold requirement to 80% or higher.

Commissioner Schadlick stated that she was not on the Commission when the project was first considered but spoke in support of the project, noting that the mitigation efforts appear strong and that emergency vehicle access has been improved. She said she supports increasing the mitigation success threshold to 80% or higher.

Vice Chair Barber thanked the Applicant for returning to the drawing board and working through the project to achieve the desired outcome. He stated that he is in full support of the project and is satisfied with the tree mitigation measures as presented.

Chair McKay echoed the sentiments of his fellow Commissioners, stating that he appreciates the infill parking lot expansion and encouraged the use of parking demand reduction measures. He also expressed interest in exploring a nearby transit stop and a car concierge program to serve nearby airports. He acknowledged that tree removal is difficult but stated this proposal is a significant improvement over the previous version and expressed appreciation for the Applicant's efforts.

On a motion by Chair McKay seconded by Commissioner Schadlich, the Commission voted 4-0-3-0 (Gerlach, Luks, Pearlman absent) to Adopt Resolution No. 2025-06 approving Major Design Review DR 0002-2025 for the Montage Healdsburg Resort Parking Lot Infill Project based on the suggested findings and subject to the recommended conditions of approval, with one modification to Condition No. 8 increasing the tree survival rate from 70% to 80%, as follows:

8. The project applicant shall retain a qualified arborist or ecologist to monitor the Tree Replacement Plan for a 10-year period. All planted trees shall have no less than 80% survival rate at the end of the 10-year monitoring period

C. Major Design Review DR-0005-2025 to renovate the existing structure at 425 Healdsburg Avenue to include a second story dwelling unit and accessory dwelling unit.

Senior Planner McDowell introduced the item and said the Planning Commission will consider adopting a Resolution approving Design Review Application DR-0005-2025 approving the renovation of 425 Healdsburg Avenue based on the findings within the Resolution and subject to the recommended conditions of approval included as Exhibit A.

Senior Planner McDowell provided a presentation and discussed the background, site and vicinity description, project description, General Plan consistency, Land Use Code consistency, Citywide Design Guidelines consistency, and the recommended action.

The Commission discussed questions regarding Conditions of Approval Nos. 8 and 12, including how and what items are recorded against the property.

Daniel Strening with Strening Architects, lead architect for the project, provided a presentation discussing the existing and proposed design.

Commissioner Schadlick inquired about the existing lease and tenant, and how they may be affected during construction.

Alan B. Cohen, Architect, spoke on behalf of the Applicant and responded to the Commission's questions concerning the current lease, the tenant, and potential relocation during construction.

Chair McKay opened the hearing for public input.

George Ramos, owner of Ramos Shoe Repair, spoke about his 34-year tenancy and plans to continue operating. He asked how long the project will take and when it will start, noting he needs to find a compatible space for his business.

Joyce, spoke regarding the proposed wine tasting room. She questioned the choice of a wine tasting business given current market conditions and asked what alternative uses could be considered for the space if the wine tasting room does not succeed.

There being no further speakers, Chair McKay closed the public input portion of the meeting.

Mr. Cohen discussed the timeline of the project.

Commissioner Wood commented that the design is attractive and fits well with neighboring businesses.

Commissioner Schadlich commented that the project is attractive, fits within the context of Healdsburg, and meets all land use and design review requirements. She recognized the tenants' concerns and the usefulness of a shoe repair business in town, noting that while the landlord is not obligated to provide a space, she hopes the tenant can find another suitable location.

Vice Chair Barber praised the design and the streetscape improvements on Foss Street. He said he looks forward to the replacement of the corrugated metal awnings.

Chair McKay agreed with the Commissioners' comments and praised the building's design. He highlighted the improved pedestrian experience and the beautification of Foss Street. He also recognized the property owner's thoughtfulness in assisting the Ramos Shoe Repair tenant with relocation.

On a motion by Vice Chair Barber seconded by Commissioner Wood, the Commission voted 4-0-3-0 (Gerlach, Luks, Pearlman absent) to Adopt Resolution No. 2025-07 approving Design Review Application DR-0005-2025 approving the renovation of 425 Healdsburg Avenue based on the findings within the Resolution and subject to the recommended conditions of approval included as Exhibit A.

5. OLD BUSINESS

None.

6. NEW BUSINESS

None.

7. COMMISSIONER AND SUBCOMMITTEE REPORTS

Chair McKay welcomed the newly appointed Commissioner, Christine Schadlich.

8. DIRECTOR'S REPORT

Director Duiven welcomed the newly appointed Commissioner Christine Schadlich, and reported on upcoming Planning Commission and City Council meeting agenda items.

9. ADJOURNMENT

The meeting adjourned at 7:53 p.m.

Scott M. Duiven, Secretary

Conor McKay, Chair

**CITY OF HEALDSBURG
PLANNING COMMISSION
REGULAR MEETING MINUTES - DRAFT
October 28, 2025
City Hall Council Chamber
401 Grove Street, Healdsburg**

1. CALL TO ORDER/ROLL CALL

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

Commissioners present: Barber, Gerlach, Luks, McKay, Pearlman, Schadlich, Wood

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

2. ADMINISTRATIVE ACTIONS

A. Approval of Agenda

On a motion by Commissioner Pearlman, seconded by Commissioner Wood, the Commission voted 7-0-0 to approve the October 28, 2025 agenda.

B. Approval of Minutes

On a motion by Commissioner Wood, seconded by Commissioner Luks, the Commission voted 7-0-0 to approve the September 23, 2025 Regular Meeting Minutes and September 23, 2025 Workshop Meeting Minutes.

C. Acceptance of Communications and Correspondence – None

D. Declarations of Conflict of Interest – None

E. Disclosures of Ex Parte Communications – None

3. PUBLIC COMMENTS

None.

4. PUBLIC HEARINGS

A. Inclusionary Housing Ordinance – In-Lieu Fee Amendment

Housing Director, Stephen Sotomayor, introduced the item and said the Planning Commission will review and consider adopting a Resolution recommending that the City Council adopt an ordinance amending Section 20.20.030 of the Healdsburg Municipal Code to eliminate the in-lieu fee option for projects with fewer than five units, consistent with City Council direction of August 18, 2025.

Housing Director Sotomayor provided a presentation and discussed the proposed ordinance amendment overview, summary of ordinance changes, fiscal impact, and the recommended action.

Commission discussion ensued regarding the definitions involved and the factors that led the Council to direct staff to bring this amendment forward.

Chair McKay opened the hearing for public input. There being no speakers, Chair McKay closed the public input portion of the meeting.

On a motion by Commissioner Pearlman, seconded by Commissioner Luks, the Commission voted 7-0-0 to Adopt Resolution No. 2025-09 recommending that the City Council adopt an ordinance amending Section 20.20.030 of the Healdsburg Municipal Code to eliminate the in-lieu fee option for projects with fewer than five units, consistent with City Council direction of August 18, 2025.

B. Land Use Code Amendments to address changes in State Accessory Dwelling Unit (ADU) law and State Density Bonus law.

Senior Planner, Ellen McDowell, introduced the item and said the Planning Commission will consider recommending the following Ordinances to the City Council:

1. Adopt a resolution recommending that the City Council adopt an Ordinance amending Healdsburg Municipal Code Title 20, Section 20.20.010: Accessory Dwelling Units and Junior Accessory Dwelling Units to reflect changes in State ADU law.
2. Adopt a resolution recommending that the City Council adopt an Ordinance amending Healdsburg Municipal Code Title 20, Section 20.20.035: Affordable Housing Incentives to reflect changes in State Density Bonus law.

Commission discussion ensued regarding questions on ADU size limits, impact fees and the elimination thereof, City Ordinance updates related to separate conveyance of ADUs, development standards and front setback rules, JADUs and ADUs on the same parcel, definition and laws around JADUs, parking requirements, State Density Bonus Law projects and the City’s Growth Management Ordinance.

Chair McKay opened the hearing for public input.

Ken Munson, spoke regarding the origin of the 850 sq. ft. maximum for an ADU and noted that feedback from the community and City Council indicated that 640 sq. ft. was too small to be practical or livable for many households, and that after discussion the size limit was increased to 850 sq. ft.

There being no further speakers, Chair McKay closed the public input portion of the meeting.

Chair McKay noted that he had never seen “middle income” defined in a Municipal Code before and that Healdsburg’s Inclusionary Housing Ordinance is unique in including that definition as part of how affordability is described.

Commissioner Gerlach suggested asking the Council and staff to consider conducting a study on waiving all fees associated with ADUs. He emphasized that ADUs represent a

significant opportunity to increase the housing supply. He noted that the impact on City infrastructure is minimal and believes this approach warrants further study.

Commissioner Luks concurred with Commissioner Gerlach's comments regarding waiving all impact fees for ADUs. He noted that while the City must comply with state law, there is also an opportunity to take a step back and conduct a comprehensive review of the policy.

Commissioner Pearlman asked for clarification on how impact fees are applied to ADUs, specifically in relation to the square footage of the unit.

There was consensus among the Commission to exempt ADUs, regardless of size, from impact fees, with a recommendation that the policy be re-evaluated every three to five years.

On a motion by Commissioner Pearlman seconded by Commissioner Luks, the Commission voted 7-0-0 to adopt Resolution No. 2025-10 recommending that the City Council adopt an Ordinance amending Healdsburg Municipal Code Title 20, Section 20.20.010: Accessory Dwelling Units and Junior Accessory Dwelling Units to reflect changes in State ADU law.

On a motion by Commissioner Pearlman seconded by Commissioner Wood, the Commission voted 7-0-0 to adopt Resolution No. 2025-11 recommending that the City Council adopt an Ordinance amending Healdsburg Municipal Code Title 20, Section 20.20.035: Affordable Housing Incentives to reflect changes in State Density Bonus law.

5. OLD BUSINESS

A. Consideration of a Major Conditional Use Permit Amendment for the Seghesio Winery located at 700 Grove Street (APN 089-120-090) to allow winery-related events on site for up to 200 guests and amplified music.

Chair McKay noted that this item was continued to a date certain of October 28, 2025, but has been pulled at the Applicant's request and will be heard at a later date.

6. NEW BUSINESS

None.

7. COMMISSIONER AND SUBCOMMITTEE REPORTS

None.

8. DIRECTOR'S REPORT

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

9. ADJOURNMENT

The meeting adjourned at 6:56 p.m.

Scott M. Duiven, Secretary

Conor McKay, Chair



**CITY OF HEALDSBURG
PLANNING COMMISSION
AGENDA STAFF REPORT**

MEETING DATE: January 27, 2026

SUBJECT: Land Use Code Amendments to address SB9 (HOME Act) and SB684/1123 (Starter Home Revitalization Act)

PREPARED BY: Ellen McDowell, Senior Planner

RECOMMENDED ACTION(S):

It is recommended that the Planning Commission:

1. Adopt a resolution recommending that the City Council adopt an Ordinance amending Healdsburg Municipal Code Title 20 to add Section 20.20.125: SB 9 Housing Development.
2. Adopt a resolution recommending that the City Council adopt an Ordinance rescinding Healdsburg Municipal Code Title 20, Section 20.20.040: Small Lot Subdivisions, and replacing with Section 20.20.040 titled Small Lot Subdivisions and Housing Development to implement SB 684 and SB 1123.

BACKGROUND:

The City's Housing Element, adopted on May 1, 2023, and certified by the State on June 29, 2023, includes a program calling for amendments to the City's Land Use Code that expand housing development capacity and reduce constraints, including increasing density.

On September 23, 2025, the Planning Commission held a workshop and reviewed and considered draft ordinances related to Accessory Dwelling Units (ADU), State Density Bonus law, SB 9, SB 684 and SB 1123. The Planning Commission offered feedback on the Ordinances including setback and parking requirements, objective design standards, unit sizes, and privacy requirements for SB9; and the prohibition of ADU and JADU's, parking, and objective design standards for SB 684 and SB 1123.

On October 28, 2025, the Planning Commission reviewed and considered Land Use Code amendments related to Accessory Dwelling Units and State Density Bonus law and recommended that the City Council adopt both ordinances. Staff did not include the SB 9 and SB 684/1123 ordinances at this meeting in order to review new legislation from the State requiring minor changes to the proposed ordinances.

DISCUSSION/ANALYSIS:

In recent years, the State legislature has adopted changes to State law aimed at increasing the supply and diversity of housing types throughout California. Efforts to incentivize the production of housing continue to be a priority for the State. While these laws represent a loss of local control,

they also present an opportunity to address the need for missing-middle housing in Healdsburg and throughout the state.

GENERAL PLAN AND LAND USE CODE ANALYSIS:

The proposed amendments to the Healdsburg Municipal Code (HMC) Title 20 Land Use Code are proposed to implement Housing Element Policy 4 (Expanding Housing Development Capacity) which calls for amending the City's Land Use Code to conform to current State development standards including State legislation for SB 9 and SB 684 / SB 1123, which both have the potential to expand our housing development capacity.

SENATE BILL 9 (HOME ACT):

California Senate Bill 9 (SB 9), also known as the Housing Opportunity and More Efficiency (HOME) Act, is a state law that took effect on January 1, 2022. It aims to address California's housing shortage by allowing increased residential density in areas previously zoned exclusively for single-family homes. Overall, SB 9 represents a significant shift in California's approach to residential zoning, aiming to increase housing supply and affordability through modest densification of existing neighborhoods. SB 9 effectively eliminates single-family zoning in California by allowing up to four homes on any parcel zoned for single-family residential.

The proposed SB 9 ordinance will be incorporated into Healdsburg Municipal Code, Title 20 to implement SB 9. Key provisions included in the ordinance are:

- **Ministerial Approval:** the SB 9 ordinance approves qualifying housing projects ministerially, without discretionary review or public hearings and streamlines the approval process for eligible developments. The City will approve or deny a complete application within 60 days of receiving it.
- **Two-Unit Developments:** The ordinance allows homeowners to construct up to two residential units on a lot currently zoned for single-family residential.
- **Lot Splits:** The ordinance allows for the subdivision of an existing single-family residential lot into two separate parcels, each of which can host up to two units, potentially allowing for four units on what was previously one single-family lot.
- **Lot Size:** The ordinance provides that lots shall be split roughly in half with the smaller lot at least 40% of the original lot and each new lot must be at least 1,200 square feet in size.
- **Unit Size:** Units created under SB 9 shall be a maximum of 1,750 square feet in size.
- **Setback Requirements:** the ordinance establishes maximum four-foot side and rear yard setbacks.
- **Parking:** The ordinance requires one automobile parking space per unit unless the parcel is located within ½ mile of a major transit stop (e.g. SMART rail station), in which case no parking is required.
- **Owner-Occupancy Requirement:** For lot splits, the ordinance requires the applicant to sign an affidavit stating their intent to occupy one of the housing units as their primary residence for a minimum of three years.
- **Exemptions and Protections:** The ordinance includes safeguards to prevent the displacement of existing tenants and excludes properties with environmental constraints such as flooding, steep hillsides, and very high severity fire zones.

- **Objective Design Standards:** The ordinance includes objective design and development standards applicable to SB 9 units to ensure compatibility with surrounding neighborhoods while remaining consistent with state law. The standards establish a maximum building height of 35 feet, require upper-story setbacks from side property lines and require compliance with the City’s Water Efficient Landscaping Ordinance. Consistent with SB 9, the ordinance authorizes the Planning and Building Director to modify or waive these standards when necessary to avoid physically precluding the construction of two units per parcel or reducing unit sizes below 800 square feet, with any modification limited to the minimum necessary to achieve compliance with state law.

A new chapter will be added to the Title 20 as shown in Attachment 1. The ordinance formalizes SB 9 Urban Lot Split and Two Unit Development requirements in the City’s code, providing clarity to applicants, staff, and decision-makers while ensuring compliance with state law.

SENATE BILL 684/1123 (STARTER HOME REVITALIZATION ACT)

California Senate Bill 684 (SB 684), enacted in 2023 and effective as of July 1, 2024, is designed to streamline the approval process for small-scale residential developments. SB 684 allows any parcel zoned for multi-family housing and under 5 acres in size to be developed with 10 or fewer units, including subdivision into individual parcels for single-family units. Since Healdsburg’s commercial zoning districts allow multi-family housing, these zones, in addition to the Multi-Family Residential zone, would be eligible for development under SB 684.

California Senate Bill 1123 (SB 1123), signed into law on September 19, 2024, and effective July 1, 2025, builds upon SB 684 to further streamline the development of small-scale housing projects. It aims to increase affordable homeownership opportunities by expanding ministerial approval processes to include vacant lots in single-family residential zones. SB 1123 allows for the development of up to 10 units on vacant lots zoned for single-family residential.

The proposed SB 684 / SB 1123 ordinance will be incorporated into Healdsburg Municipal Code, Title 20 to implement both senate bills. Key provisions included in the ordinance are:

- **Ministerial Approval:** The ordinance provides for ministerial approval for qualifying housing projects. The city will approve or deny an SB 684 / SB 1123 project within 60 days of receiving a complete application.
- **Eligible Projects:** The ordinance applies to developments of 10 or fewer residential units on urban lots up to 5 acres in size and zoned for multi-family residential or on vacant lots zoned for single-family residential up to 1.5 acres in size. Newly created lots must be no smaller than 600 square feet for multi-family zones and 1,200 square feet for single-family zones.
- **Unit Size:** Units shall be a maximum of 1,750 square feet.
- **Density and Development Standards:** The ordinance provides that the development must result in a minimum of 66% of the maximum allowable residential density for the parcel.
- **Side & Rear Setbacks:** The ordinance states that the required rear and side yard setbacks from the original lot shall equal four feet. No setback between units is required except as provided for in the California Building Code.
- **Objective Design Standards:** The ordinance includes objective design and development standards applicable to SB 684/1123 units to ensure compatibility with surrounding

neighborhoods while remaining consistent with state law. The standards establish a maximum building height of 35 feet, require upper-story setbacks from side property lines and require compliance with the City's Water Efficient Landscaping Ordinance.

- **Parking:** One automobile parking space per unit is required and no parking spaces are required if located within ½ mile of a major transit stop (e.g. SMART rail station).
- **Environmental Standards:** The ordinance exempts projects from discretionary review and CEQA for qualifying projects. The site cannot be located on prime farmland, wetlands, very high fire hazard severity zone, within a special flood hazard area, or delineated earthquake fault zone.
- **Lot and Parcel Size Regulations:** The ordinance limits parcels to no smaller than 600 square feet if zoned for multi-family and no smaller than 1,200 square feet if zoned for single-family residential.
- **Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs):** Specifies that ADUs and junior ADUs do not count towards the 10 unit maximum if the parcel is greater than 5,000 square feet in size.

Title 20, Section 20.20.040 (Small lot subdivisions) will be rescinded, replaced, and retitled to 'Small lot subdivisions and housing development' as shown in Attachment 2. The ordinance formalizes SB 684 and SB 1123 into a single ordinance in the City's code, providing clarity to applicants, staff, and decision-makers while ensuring compliance with state law.

FINDINGS:

Based on the information presented in this report, staff recommends that the Planning Commission find the following:

1. The Amendments are consistent with the Healdsburg 2030 General Plan including the goals, and policies, in that no conflicts with any Goals, Policies, Programs or Measures of the Healdsburg General Plan 2030 have been identified.
2. The Amendments are consistent with the objectives of the Land Use Code contained in Section 20.04.010 given that: 1) adoption of the proposed Amendments will continue to protect and promote the public health, safety and general welfare of the community by providing updated standards; and 2) the Amendments will implement the goals, policies, and programs related to increasing densities contained in the Healdsburg 2030 General Plan and Housing Element.
3. The Planning Commission conducted a public hearing on the draft Amendments with hearing notices provided as prescribed in Land Use Code Section 20.28.080, including newspaper publications at least 20 days prior to the hearing date.
4. The Healdsburg 2030 General Plan EIR evaluated the environmental impacts of implementing the General Plan, including policies related to land use and economic development. Since the proposed Land Use Code amendments are designed to enforce existing General Plan policies, said amendments are within the scope of the analysis conducted in the General Plan EIR pursuant to CEQA Guidelines Section 15162.

ALTERNATIVES:

The Planning Commission may:

1. Recommend approval of the draft ordinances to the City Council as consistent with

Council direction and the City's Housing Element goals.

2. Recommend minor modifications or provide additional recommendations for Council consideration, such as clarifying language or implementation details.

ENVIRONMENTAL REVIEW:

The proposed amendments are “not a project” under the California Environmental Quality Act (CEQA) pursuant to Government Code sections 65852.21(k) and 66411.7(n), because they are being adopted to implement Government Code sections 65852.21 and 66411.7 related to SB 9. Furthermore, the proposed ordinance implements Senate Bill 684 and Senate Bill 1123 and are not considered a project under the California Environmental Quality Act (CEQA), as provided in Government Code Sections 65852.28(e), 65913.4.5(b), and 66499.41(i).

ATTACHMENT(S):

1. Senate Bill 9 Housing Development Ordinance
2. Senate Bill 684 / Senate Bill 1123 Small Lot Subdivisions and Housing Development Ordinance

Attachment 1

RESOLUTION NO.

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
HEALDSBURG RECOMMENDING THAT THE CITY COUNCIL ADD SECTION
20.20.115 TO THE HEALDSBURG MUNICIPAL CODE TO IMPLEMENT SENATE
BILL 9 AND SENATE BILL 450 (CEQA EXEMPT)**

WHEREAS, on January 1, 2022, Senate Bill 9 (Chapter 162, Statutes of 2021) (“SB 9”) went into effect, amending Section 66452.6 of the California Government Code and adding to the Government Code Sections 65852.21 and 66411.7, requiring ministerial approval of certain additional housing units and “urban lot splits,” as defined, on properties within single-family zones; and

WHEREAS, on January 1, 2025, Senate Bill 450 (“SB 450”) went into effect, amending SB 9 by reducing the authority of local jurisdictions to regulate SB 9 projects, including restrictions on applicable standards, and strict approval timelines; and

WHEREAS, state law allows a local agency to adopt an ordinance to implement the provisions in SB 9 as amended by SB 450; and

WHEREAS, the City of Healdsburg has implemented land use policies based on the Healdsburg 2030 General Plan, which provide an overall vision for the community and balance important community needs, and the City seeks to ensure that SB 9 projects are consistent with those policies; and

WHEREAS, the City of Healdsburg Municipal Code (HMC) Chapter 20 Land Use Code (LUC) regulates allowable and development standards within the City; and

WHEREAS, HMC amendments (“Amendments”) are proposed to establish an application process and approval requirements for compliance with SB 9 as amended by SB 450; and

WHEREAS, the Planning Commission held a Workshop on September 23, 2025, at which time it reviewed the proposed Amendments and considered all public comments, written and oral, and provided input on policy options to staff on the revisions; and

WHEREAS, the Planning Commission held a duly noticed public hearing on January 27, 2026, at which time it reviewed the proposed Amendments and considered all public comments, written and oral, on the revisions and the related CEQA exemption.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission finds the foregoing recitals are true and correct, and they are hereby incorporated by reference into this Resolution.

BE IT FURTHER RESOLVED that the City of Healdsburg Planning Commission does hereby make the following findings pursuant to HMC Section 20.28.280:

- A. The Amendments are consistent with the Healdsburg 2030 General Plan including the goals, and policies, in that no conflicts with any Goals, Policies, Programs or measures of the Healdsburg General Plan 2030 have been identified.
- B. The Amendments are consistent with the objectives of the Land Use Code contained in Section 20.04.010 given that: 1) adoption of the proposed Amendments will continue to protect and promote the public health, safety and general welfare of the community by providing updated standards; and 2) the Amendments will implement the goals, policies, and programs related to streamlining development contained in the Healdsburg 2030 General Plan and Housing Element.
- C. The Planning Commission conducted a public hearing on the draft Amendments with hearing notices provided as prescribed in Land Use Code Section 20.28.080, including newspaper publications at least 20 days prior to the hearing date.
- D. The Healdsburg 2030 General Plan EIR evaluated the environmental impacts of implementing the General Plan, including policies related to land use and economic development. Since the proposed Land Use Code amendments are designed to enforce existing General Plan policies, said amendments are within the scope of the analysis conducted in the General Plan EIR pursuant to CEQA Guidelines Section 15162.

BE IT FURTHER RESOLVED that based on the above findings, the City of Healdsburg Planning Commission does hereby recommend that the City Council adopt an ordinance adding Healdsburg Municipal Code Title 20, Section 20.20.115 as provided in Exhibit A, attached hereto.

DULY AND REGULARLY ADOPTED by the Healdsburg Planning Commission on the 27th day of January, 2026, by the following vote:

- AYES:**
- NOES:**
- ABSENT:**
- ABSTAIN:**

Approved:

Attest:

Conor McKay, Chair

Scott Duiven, Secretary

Exhibit A

**CITY OF HEALDSBURG
ORDINANCE NO. _____**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HEALDSBURG
ADDING SECTION 20.20.125 TO THE HEALDSBURG MUNICIPAL CODE TO
IMPLEMENT SENATE BILL 9 AND SENATE BILL 450 (CEQA EXEMPT)**

WHEREAS, on January 1, 2022, Senate Bill 9 (Chapter 162, Statutes of 2021) (“SB 9”) went into effect, amending Section 66452.6 of the California Government Code and adding to the Government Code Sections 65852.21 and 66411.7, requiring ministerial approval of certain additional housing units and “urban lot splits,” as defined, on properties within single-family zones; and

WHEREAS, on January 1, 2025, Senate Bill 450 (“SB 450”) went into effect, amending SB 9 by reducing the authority of local jurisdictions to regulate SB 9 projects, including restrictions on applicable standards, and strict approval timelines; and

WHEREAS, state law allows a local agency to adopt an ordinance to implement the provisions in SB 9 as amended by SB 450; and

WHEREAS, the City of Healdsburg has implemented land use policies based on the Healdsburg 2030 General Plan, which provide an overall vision for the community and balance important community needs, and the City seeks to ensure that SB 9 projects are consistent with those policies; and

WHEREAS, the City of Healdsburg Municipal Code (HMC) Chapter 20 Land Use Code (LUC) regulates allowable and development standards within the City; and

WHEREAS, HMC amendments (“Amendments”) are proposed to establish an application process and approval requirements for compliance with SB 9 as amended by SB 450 ; and

WHEREAS, the Planning Commission held a Workshop on September 23, 2025, at which time it reviewed the proposed Amendments and considered all public comments, written and oral, and provided input on policy options to staff on the revisions; and

WHEREAS, the Planning Commission held a duly noticed public hearing on January 27, 2026, at which time it reviewed the proposed Amendments and considered all public comments, written and oral, on the revisions and the related CEQA exemption; and

WHEREAS, the Planning Commission made the following affirmative findings pursuant to HMC Section 20.28.280 in support of the proposed addition to the Municipal Code and recommended the City Council adopt an ordinance approving them:

- A. The Amendments are consistent with the Healdsburg 2030 General Plan including the goals and policies of the Housing Element, in that no conflicts with any Goals, Policies,

Programs or measures of the Healdsburg General Plan 2030 have been identified, and the Amendments promote the development of housing.

- B. The Amendments are consistent with the objectives of the Land Use Code contained in Section 20.04.010 given that: a) adoption of the proposed Amendments will continue to protect and promote the public health, safety and general welfare of the community by providing updated standards; and b) the Amendments will implement the goals, policies, and programs contained in the Healdsburg 2030 General Plan and Housing Element.
- C. The Planning Commission has conducted a public hearing on the draft Amendments with hearing notices provided as prescribed in Land Use Code Section 20.28.080, including newspaper publication at least 20 days prior to the hearing date.
- D. The Amendments are “not a project” under the California Environmental Quality Act (CEQA) pursuant to Government Code sections 65852.21(k) and 66411.7(n), because they are being adopted to implement Government Code sections 65852.21 and 66411.7.

Even if the Amendment were considered a project, they would be exempt from CEQA pursuant to CEQA Guidelines Section 15061(b)(3) (the “common sense exemption”) because it can be seen with certainty that there is no possibility that the Amendments will have a significant effect on the environment. The proposed Amendments make clarifying changes to the Municipal Code and will not allow for, nor encourage, any more development than is already anticipated under the City’s General Plan, or otherwise allow for or promote physical changes in the environment and, therefore, it can be seen with certainty that there is not a possibility that the proposed Amendments may have a significant impact on the environment.

WHEREAS, based upon the Planning Commission’s findings and recommendations, the City Council finds that the Amendments are consistent with the General Plan including the Goals, Policies, and Implementation Measures of the Housing, Land Use, and Economic Development Elements of the adopted General Plan, and that the Amendments are internally consistent with all other provisions of the Municipal Code.

NOW, THEREFORE, the City Council of the City of Healdsburg does ordain as follows:

Section 1. Findings.

The above recitals are hereby declared to be true and correct findings of the City Council of the City of Healdsburg.

Section 2. CHAPTER 20.20 Standards for Specific Land Uses shall be amended to include a new Section 20.20.115 titled “Senate Bill 9 – Housing Development” as follows:

A. Purpose.

The purpose of this section is to establish objective standards and regulations to govern the development of qualified Senate Bill 9 (SB 9) projects within the City of Healdsburg. The

establishment of these regulations will result in the orderly subdivision and development of qualified SB 9 projects, while ensuring that new units are consistent with objective standards and do not create any significant impacts with regard to public health or safety. The regulations are intended to implement state law as reflected in Government Code Sections 65852.21 and 66411.7 and any successor provisions. If any standard or requirement contained herein is more restrictive than what is allowed for under state law, then state law shall control.

B. Definitions.

“Adjacent parcel” means any parcel of land that is (1) touching the parcel at any point; (2) separated from the parcel at any point only by a public right-of-way, private street or way, or public or private utility, service, or access easement; or (3) separated from another parcel only by other real property which is in common ownership or control of the applicant.

“Car share vehicle” means a motor vehicle that is operated as part of a regional fleet by a public or private car sharing company or organization and provides hourly or daily service.

“Common ownership or control” means property owned or controlled by the same person, persons, or entity, or by separate entities in which any shareholder, partner, member, or family member of an investor of the entity owns ten percent or more of the interest in the property.

“High quality transit” means a transit corridor with a fixed-route bus service or rail service that meets a service interval frequency of 15 minutes or less during peak commute hours.

“Net habitable square feet” is the finished and heated floor area fully enclosed by the inside surface of walls, windows, doors, and partitions, and having a headroom of at least six and a half feet, including working, living, eating, cooking, sleeping, hall, service, and storage areas, but excluding garages, carports, parking spaces, cellars, half-stories, and unfinished attics and basements.

“Two-Unit Development” means a development that proposes no more than two new primary dwelling units or proposes to add one new unit to one existing unit, all subject to this Section. Individual primary dwelling units that comprise a Two-Unit Development may be referred to as an “SB 9 Unit”.

“Urban Lot Split” means a subdivision of an existing parcel into no more than two separate parcels that meets all the criteria and standards set forth in this section.

C. SB 9 Urban Lot Split Eligibility.

The Planning and Building Director shall ministerially review an application for an Urban Lot Split and shall approve the application if the project meets all of the criteria in Government Code Section 66411.7 as well as all of the following requirements:

1. Parcel Requirements. The parcel subject to the Urban Lot Split is located within one of the City’s single family residential zones: R-1-3,500, R-1-6,000, R-1-12,500, R-1-20,000, R-1-40,000 or DR, and is not any of the following:

- a. Established through a prior exercise of an Urban Lot Split as provided for in this section.
- b. Adjacent to another parcel where either the owner of the parcel proposing to be subdivided or any person acting in concert with said owner has previously subdivided that adjacent parcel using an Urban Lot Split. For the purposes of this section, "any person acting in concert" with the owners includes, but is not limited to, an individual or entity operating on behalf of, acting jointly with, or in partnership or another form of cooperative relationship with, the property owner.
- c. Located within a historical landmark property included on the State Historic Resources inventory, as defined in Section 5020.1 of the Public Resources Code, or within a site that is designated or listed as a City or County landmark pursuant to a City or County ordinance.
- d. Fully encumbered with a conservation easement or identified for conservation in an adopted natural community conservation plan pursuant to the Natural Community Conservation Planning Act (Chapter 10 (commencing with Section 2800) of Division 3 of the Fish and Game Code), habitat conservation plan pursuant to the Federal Endangered Species Act of 1973 (16 U.S.C. Section 1531 et seq.), or other adopted natural resource protection plan.
- e. Designated prime farmland or farmland of Statewide importance, as defined pursuant to United States Department of Agriculture land inventory and monitoring criteria, as modified for California, and designated on the maps prepared by the Farmland Mapping and Monitoring Program of the Department of Conservation, or land zoned or designated for agricultural protection or preservation by a local ballot measure.
- f. Contains wetlands, as defined in the United States Fish and Wildlife Service Manual, Part 660 FW 2 (June 21, 1993), that would prevent the development of the parcel.
- g. Located within a very high fire hazard severity zone, as determined by the Department of Forestry and Fire Protection pursuant to Government Code Section 51178, or within a high or very high fire hazard severity zone as indicated on maps adopted by the Department of Forestry and Fire Protection pursuant to Section 4202 of the Public Resources Code. This subsection does not apply to parcels that have been excluded from specific hazard zones by actions of the City pursuant to Government Code Section 51179(b), or parcels that have adopted fire hazard mitigation measures pursuant to existing building standards or state fire mitigation measures applicable to the development.
- h. Has a hazardous waste site that is listed pursuant to Government Code Section 65962.5 or a hazardous waste site designated by the Department of Toxic Substances Control pursuant to Section 25356 of the Health and Safety Code, unless the State Department of Public Health, State Water Resources Control Board, or Department of Toxic Substances Control has cleared the site for residential use or residential mixed uses.
- i. Located within a special flood hazard area subject to inundation by the one percent annual chance flood (100-year flood) as determined by the Federal Emergency Management Agency (FEMA) in any official maps published by FEMA. However, an

Urban Lot Split may be located on a parcel described in this subsection if the parcel is otherwise eligible for approval under the provisions of this section and the project applicant is able to satisfy all applicable Federal qualifying criteria demonstrating either of the following is met:

- i. The site has been subject to a letter of map revision prepared by the FEMA and issued to the City.
 - ii. The site meets FEMA requirements necessary to meet minimum floodplain management criteria of the National Flood Insurance Program pursuant to Part 59 (commencing with Section 59.1) and Part 60 (commencing with Section 60.1) of Subchapter B of Chapter I of Title 44 of the Code of Federal Regulations.
 - j. Located Within a regulatory floodway as determined by the FEMA in any official maps published by the FEMA, unless the project has received a no-rise certification in accordance with Section 60.3(d)(3) of Title 44 of the Code of Federal Regulations.
 - k. Contains habitat for protected species identified as candidate, sensitive, or species of special status by State or Federal agencies, fully protected species, or species protected by the Federal Endangered Species Act of 1973 (16 U.S.C. Section 1531 et seq.), the California Endangered Species Act (Chapter 1.5 (commencing with Section 2050) of Division 3 of the Fish and Game Code), or the Native Plant Protection Act (Chapter 10 (commencing with Section 1900) of Division 2 of the Fish and Game Code).
2. The Urban Lot Split would not require demolition or alteration of either of the following:
 - a. A contributing structure located within either a historic district that is included on the California Register of Historical Resources or within a historic district listed or designated pursuant to a City or County ordinance.
 - b. An existing exterior structural wall of a structure located within either a historic district that is included on the California Register of Historical Resources or within a historic district listed or designated pursuant to a City or County ordinance.
 3. The Urban Lot Split would not require the demolition or alteration of any of the following types of housing:
 - a. Housing that is subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of moderate, low, or very low income.
 - b. Housing that is subject to any form of rent or price control through a public entity's valid exercise of its police power.
 - c. A parcel or parcels on which an owner of residential real property has exercised the owner's rights under Government Code Section 7060 et seq. to withdraw accommodations from rent or lease within 15 years before the date that the development proponent submits an application.
 - d. Housing that has been occupied by a tenant in the last three years.
 4. Objective development standards. The following standards apply to all Urban Lot Splits:
 - a. The Urban Lot Split shall create no more than two new parcels of approximately equal area provided that one parcel shall not be smaller than 40% of the lot area of the original parcel proposed for subdivision. In no instance shall any resulting parcel be smaller than 1,200 square feet in area.

- b. No more than two dwelling units shall be permitted on each lot resulting from an Urban Lot Split. For the purposes of this subsection, “dwelling unit” means a primary dwelling unit, an SB 9 unit, an accessory dwelling unit, or a junior accessory dwelling unit.
 - c. The following requirements related to the design or to improvements of the parcel:
 - i. The front parcel line of any newly created parcel shall be the parcel line that is closest to or parallel to the public or private road that serves the parcel.
 - ii. No more than one driveway cut is permitted for each parcel.
 - iii. The requirements of this subsection c shall be waived by the Planning and Building Director if the applicable regulation at issue would physically preclude the construction of two SB 9 units on either resulting parcel or would result in an SB 9 unit from being less than 800 square feet in floor area.
 - d. Easements for access and public and private utilities shall be provided for any newly created parcel that does not front a public street or private street that provides access to the public right of way.
 - e. Separate utility meters shall be provided for each parcel prior to recordation.
 - f. Required rear and side yard setbacks shall equal four feet, except that no setback shall be required for an existing legally created structure or a structure constructed in the same location and to the same dimensions as an existing legally created structure.
 - g. The Urban Lot Split shall conform to all applicable objective requirements of the Subdivision Map Act (commencing with Government Code Section 66410), except as otherwise expressly provided in Government Code Section 66411.7. Notwithstanding Government Code Section 66411.1, no dedications of rights-of-way or the construction of offsite improvements may be required as a condition of approval for an Urban Lot Split, although easements may be required for the provision of public services and facilities.
 - h. Proposed adjacent or connected dwelling units shall be permitted if they meet building code safety standards and are designed sufficiently to allow separate conveyance.
5. Additional Requirements for Urban Lot Splits.
- a. The correction of nonconforming zoning conditions may not be required for approval of an Urban Lot Split.
 - b. Parcels created by an Urban Lot Split may be used for residential purposes only and may not be used for rentals of less than 30 days.
 - c. Owner-Occupancy Affidavit. The applicant for an Urban Lot Split shall sign an affidavit, in the form approved by the City Attorney, stating that the applicant intends to occupy one of the housing units on the newly created lots as its principal residence for a minimum of three years from the date of the approval of the Urban Lot Split. This subsection shall not apply to an applicant that is a “community land trust,” as defined in clause (ii) of subparagraph (C) of paragraph (11) of subdivision (a) of Section 402.1 of the Revenue and Taxation Code or is a “qualified nonprofit corporation” as described in Section 214.15 of the Revenue and Taxation Code.

- i. If any existing dwelling unit is proposed to be demolished, the applicant will comply with the replacement housing provisions of Government Code Section 66300(d).
 - j. An Urban Lot Split is subject to all impact or development fees related to the creation of a new parcel and applicable fee schedules adopted by the City Council.
 - d. Recorded Covenant. Prior to the approval and recordation of the parcel map, the applicant shall record a restrictive covenant and agreement in the form prescribed by the City Attorney, which shall run with the land and provide for the following:
 - i. A prohibition against further subdivision of the parcel using the Urban Lot Split procedures as provided for in this section;
 - ii. A limitation restricting the property to residential uses only; and
 - iii. A requirement that any dwelling units on the property may be rented or leased only for a period longer than thirty (30) days.

The City Manager or designee is authorized to enter into the covenant and agreement on behalf of the City and to deliver any approvals or consents required by the covenant. The above restrictions shall also be notated on the final parcel map.
6. Specific Adverse Impacts. In addition to the criteria listed in this section, a proposed Urban Lot Split may be denied if the building official makes a written finding, based on a preponderance of the evidence, that the proposed housing development project would have a specific, adverse impact upon public health and safety, for which there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact. A “specific adverse impact” is a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete. Inconsistency with the zoning ordinance or general plan land use designation and eligibility to claim a welfare exemption are not specific health or safety impacts.

D. SB 9 Two-Unit Development Eligibility.

The Planning and Building Director shall ministerially approve an application for a Two-Unit Development if the project meets all of the criteria in Government Code Section 65852.21 and all of the following requirements:

- 1. Parcel Requirements. The parcel subject to the Two Unit Development is located within one of the City’s single family residential zones: R-1-3,500, R-1-6,000, R-1-12,500, R-1-20,000 or R-1-40,000, and is not any of the following:
 - a. Fully encumbered with a conservation easement or identified for conservation in an adopted natural community conservation plan pursuant to the Natural Community Conservation Planning Act (Chapter 10 (commencing with Section 2800) of Division 3 of the Fish and Game Code), habitat conservation plan pursuant to the Federal Endangered Species Act of 1973 (16 U.S.C. Section 1531 et seq.), or other adopted natural resource protection plan.
 - b. Designated prime farmland or farmland of Statewide importance, as defined pursuant to United States Department of Agriculture land inventory and monitoring criteria, as modified for California, and designated on the maps prepared by the Farmland

- Mapping and Monitoring Program of the Department of Conservation, or land zoned or designated for agricultural protection or preservation by a local ballot measure.
- c. Contains wetlands, as defined in the United States Fish and Wildlife Service Manual, Part 660 FW 2 (June 21, 1993), that would prevent the development of the parcel.
 - d. Located within a very high fire hazard severity zone, as determined by the Department of Forestry and Fire Protection pursuant to Government Code Section 51178, or within a high or very high fire hazard severity zone as indicated on maps adopted by the Department of Forestry and Fire Protection pursuant to Section 4202 of the Public Resources Code. This subsection does not apply to parcels that have been excluded from specific hazard zones by actions of the City pursuant to Government Code Section 51179(b), or parcels that have adopted fire hazard mitigation measures pursuant to existing building standards or state fire mitigation measures applicable to the development.
 - e. Has a hazardous waste site that is listed pursuant to Government Code Section 65962.5 or a hazardous waste site designated by the Department of Toxic Substances Control pursuant to Section 25356 of the Health and Safety Code, unless the State Department of Public Health, State Water Resources Control Board, or Department of Toxic Substances Control has cleared the site for residential use or residential mixed uses.
 - f. Located within a special flood hazard area subject to inundation by the one percent annual chance flood (100-year flood) as determined by FEMA in any official maps published by the FEMA. However, a Two-Unit Development may be located on a parcel described in this subsection if the parcel is otherwise eligible for approval under the provisions of this section and the project applicant is able to satisfy all applicable Federal qualifying criteria demonstrating either of the following is met:
 - i. The site has been subject to a letter of map revision prepared by the FEMA and issued to the City.
 - ii. The site meets FEMA requirements necessary to meet minimum floodplain management criteria of the National Flood Insurance Program pursuant to Part 59 (commencing with Section 59.1) and Part 60 (commencing with Section 60.1) of Subchapter B of Chapter I of Title 44 of the Code of Federal Regulations.
 - g. Located within a regulatory floodway as determined by the FEMA in any official maps published by FEMA, unless the project has received a no-rise certification in accordance with Section 60.3(d)(3) of Title 44 of the Code of Federal Regulations.
 - h. Contains habitat for protected species identified as candidate, sensitive, or species of special status by State or Federal agencies, fully protected species, or species protected by the Federal Endangered Species Act of 1973 (16 U.S.C. Section 1531 et seq.), the California Endangered Species Act (Chapter 1.5 (commencing with Section 2050) of Division 3 of the Fish and Game Code), or the Native Plant Protection Act (Chapter 10 (commencing with Section 1900) of Division 2 of the Fish and Game Code).
2. The Two-Unit Development is not located in either the following:
- a. A contributing structure within a historic district included on the State Historic Resources Inventory, as defined in Section 5020.1 of the Public Resources Code, or historic property or district pursuant to a City or County ordinance.
 - b. A parcel individually listed as a historical resource included in the State Historic Resources Inventory, as defined in Section 5020.1 of the Public Resources Code, or within a property individually designated or listed as a City or County landmark under a City or County ordinance.

3. The Two-Unit Development would not require the demolition or alteration of any of the following types of housing:
 - a. Housing that is subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of moderate, low, or very low income.
 - b. Housing that is subject to any form of rent or price control through a public entity's valid exercise of its police power.
 - c. A parcel or parcels on which an owner of residential real property has exercised the owner's rights under Government Code Section 7060 et seq. to withdraw accommodations from rent or lease within 15 years before the date that the development proponent submits an application.
 - d. Housing that has been occupied by a tenant in the last three years.
4. Objective development standards for SB 9 units (Two-Unit Developments). The following objective development standards and regulations apply to the development of SB 9 units.
 - a. Number of units permitted. For parcels not created through an Urban Lot Split, the following unit types and count shall be permitted on a single parcel provided the provisions of this Section have been met:
 - i. A primary dwelling unit;
 - ii. A primary dwelling unit and an SB 9 unit;
 - iii. A primary dwelling unit, SB 9 unit, and/or any combination of ADU(s), JADUs as provided by Section 20.20.010 and state law, provided that no more than four units total, in any of the above combinations, shall be allowed on a single parcel.
 - b. For parcels created through an Urban Lot Split, the following unit types shall be permitted provided the provisions of this Section have been met:
 - i. Up to two primary dwelling units, consisting of existing or proposed primary dwellings or SB 9 units; or
 - ii. Any combination of a primary dwelling unit or SB 9 unit and an ADU or JADU.
 - iii. No more than two units shall be allowed on a parcel resulting from an Urban Lot Split.
 - c. Unit size and new construction. The maximum size for one SB 9 unit shall be 1,750 net habitable square feet with a maximum height of 35 feet.
 - d. Setbacks.
 - i. The minimum front yard setback for any new SB 9 dwelling unit shall be in conformance with the zoning designation for the proposed unit. The setback shall be measured from the front wall to the front property line.
 - ii. Side and rear setbacks shall be a minimum of 4 feet from the side and rear property lines.
 - iii. No setback shall be required for an existing structure or a structure constructed in the same location and to the same dimensions as an existing structure.
 - e. Units shall not be constructed in the following locations:
 - i. In areas encumbered by a recorded easement, including but not limited to, public utility easements, conservation easements, access easements, general public easements and open space easements.
 - ii. Within 25 feet of a stream or creek, with the exception of Foss Creek, in which case the setback shall be 35' pursuant to Section 20.24.090.
 - f. Required Parking. One on-site parking space is required per unit, unless:

- i. The property is located within one-half mile of a high-quality transit corridor or major transit stop; and/or
- ii. There is a designated parking area for one or more car share vehicles within one block of the parcel.

Any required parking space may be covered or uncovered and shall be a minimum of 9'x18' pursuant to Section 20.16.155.

- g. Occupancy Requirements. Dwelling units created by a Two-Unit Development may be used for residential uses only. An SB 9 unit may be rented or sold separately from the primary dwelling unit; however, no SB 9 unit shall be rented for a period of less than 30 days and may not be occupied as a short-term rental unit.
- h. Driveways and Access. All dwelling units on a parcel shall be served by a common driveway from the nearest public or private street. Driveway access to all new units shall be compliant with the City of Healdsburg Fire Department standard details and specifications for driveways and turnarounds.
- i. Proposed adjacent or connected dwelling units shall be permitted if they meet building code safety standards and are designed sufficient to allow separate conveyance.
- j. The proposed Two-Unit Development shall provide a separate gas, electric and water utility connection directly between each SB 9 unit and primary dwelling unit and the utility.
- k. Two Unit Developments shall be subject to all impact or development fees related to the development of a new dwelling unit.
- l. Notwithstanding the foregoing, no housing development project shall be permitted on a site pursuant to this article if the underlying parcel falls within any provision under Section 20.20.120(C)(c - m).
- m. If any existing dwelling unit is proposed to be demolished, the applicant will comply with the replacement housing provisions of Government Code Section 66300(d).
- n. Because the City's Growth Management Ordinance is preempted by Government Code Sections 65852.21 or 66411.7, units developed under this section shall not be subject to the Growth Management Ordinance.
- o. The Planning and Building Director, or their designee, shall modify or waive any standard if the standard would have the effect of physically precluding the construction of two units on either of the resulting parcels created pursuant to this chapter or would result in a unit size of less than 800 square feet. Any modifications of development standards shall be the minimum modification necessary to avoid physically precluding two units of 800 square feet each on each parcel.

5. Objective Design Standards for SB 9 Units.

The following objective design standards apply to all housing developments and urban lot splits processed under Government Code § 65852.21 and § 66411.7 (SB 9). These standards are intended to ensure that new SB 9 units are compatible with the existing character of Healdsburg's neighborhoods while allowing ministerial approval as required by State Law.

- a. The maximum building height for any primary SB 9 unit shall not exceed 35 feet in height.
- b. Upper stories shall be setback a minimum of 10' from side property lines.
- c. All landscaping shall apply with the City's Water Efficient Landscaping Ordinance.
- d. The Planning and Building Director, or their designee, shall modify or waive any standard if the standard would have the effect of physically precluding the construction

of two units on either of the resulting parcels created pursuant to this chapter or would result in a unit size of less than 800 square feet. Any modifications of development standards shall be the minimum modification necessary to avoid physically precluding two units of 800 square feet each on each parcel.

6. Specific Adverse Impacts. In addition to the criteria listed in this section, a proposed Two-Unit Development may be denied if the building official makes a written finding, based on a preponderance of the evidence, that the proposed housing development project would have a specific, adverse impact upon public health and safety, for which there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact. A “specific adverse impact” is a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete. Inconsistency with the zoning ordinance or general plan land use designation and eligibility to claim a welfare exemption are not specific health or safety impacts.

E. Applications and Processing.

1. An application for a proposed housing development pursuant to this section shall be considered and approved or denied within 60 days from the date the City receives a completed application. If the City has not approved or denied the completed application within 60 days, the application shall be deemed approved.
2. If the City denies an application for a proposed housing development pursuant paragraph 2 above, the City shall, within 60 days from the date the City receives a completed application, return in writing a full set of comments to the applicant with a list of items that are defective or deficient and a description of how the application can be remedied by the applicant.

Section 3. Environmental Compliance.

The City Council finds that the proposed ordinance Amendments are “not a project” under the California Environmental Quality Act (CEQA) pursuant to Government Code sections 65852.21(k) and 66411.7(n), because they are being adopted to implement Government Code sections 65852.21 and 66411.7.

Even if the Amendments were considered a project, they would be exempt from CEQA pursuant to CEQA Guidelines Section 15061(b)(3) (the “common sense exemption”) because it can be seen with certainty that there is no possibility that the municipal code Amendments will have a significant effect on the environment. The proposed Amendments make clarifying changes to the Municipal Code and will not allow for, nor encourage, any more development than is already anticipated under the City’s General Plan, or otherwise allow for or promote physical changes in the environment and, therefore, it can be seen with certainty that there is not a possibility that the proposed Amendments may have a significant impact on the environment.

Section 4. Severability.

If any provision of this ordinance or the application thereof to any person or circumstance is held invalid, the remainder of the ordinance and the application of such provision to other persons or circumstances shall not be affected thereby.

Section 5. Effective Date and Publication.

This Ordinance of the City of Healdsburg shall be effective thirty (30) days after the date of its passage. Before expiration of fifteen (15) days after its passage, this Ordinance or a summary thereof as provided for in Government Code Section 36933, shall be published at least once in a newspaper of general circulation published and circulated in the City of Healdsburg, along with the names of the City Council members voting for and against its passage.

INTRODUCED by the City Council of the City of Healdsburg on the ___ day of ___, 2026, and PASSED and APPROVED at a regular meeting of the City Council on the ___ day of ___, 2026, by the following vote:

AYES: Councilmembers: ()

NOES: Councilmembers: ()

ABSENT: Councilmembers: ()

ABSTAIN: Councilmembers: ()

SO ORDERED

Chris Herrod, Mayor

Raina Allan, City Clerk

Dated: _____

Attachment 2

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEALDSBURG RECOMMENDING THAT THE CITY COUNCIL AMEND HEALDSBURG MUNICIPAL CODE SECTION 20.20.040 IN ITS ENTIRETY (SMALL LOT SUBDIVISIONS) TO IMPLEMENT SENATE BILLS 684 1123, AND MAKING OTHER CONFORMING CHANGES (CEQA EXEMPT)

WHEREAS, on October 11, 2023, the Governor of the State of California signed Senate Bill 684 ("SB 684"), amending Section 65852.28 of the California Government Code and adding to the Government Code Sections 65852.28, 65913.4.5, and 66499.41 requiring ministerial approval of a subdivision of 10 or fewer parcels and 10 or fewer residential units that meet specified requirements, effective July 1, 2024; and

WHEREAS, the California legislature subsequently enacted Senate Bill 1123 (SB 1123), signed by the Governor of the State of California on September 19, 2024, amending Government Code Sections 65852.28 and 66499.41 to, among other things, expand the ministerial approval process to certain vacant single-family zoned lots, with such amendments becoming operative on July 1, 2025; and

WHEREAS, the California legislature subsequently enacted Assembly Bill 130 (AB 130), signed by the Governor of the State of California on June 30, 2025 with immediate effect, to allow for the above-described subdivisions to create remainder parcels that do not count toward the 10-parcel limit; and

WHEREAS, state law allows a local agency to adopt an ordinance to implement the provisions in SB 684 as subsequently amended by SB 1123 and AB 130; and

WHEREAS, the City has implemented land use policies based on the 2030 Healdsburg General Plan, which provides an overall vision for the community and balance important community needs, and the City seeks to ensure that projects submitted under SB 684 as amended by SB 1123 and AB 130 are consistent with those policies; and

WHEREAS, the City of Healdsburg Housing Element Program 5 requires the City to continue ongoing practices for priority processing of housing development projects and increase opportunities for streamlining the housing development processes; and

WHEREAS, the City of Healdsburg Municipal Code (HMC) Title 20 Land Use Code (LUC) regulates allowable uses and development standards within the City; and

WHEREAS, HMC Section 20.20.040 (Small Lot Subdivisions) allows for small lot subdivisions but was adopted prior to SB 684 and SB 1123; and

WHEREAS, by amending Section 20.20.040 in its entirety (“Amendments” or “Small Lot Subdivisions”), the City of Healdsburg will continue to allow for small lot subdivisions and housing development in compliance with state law; and

WHEREAS, the proposed Amendments implement requirements of state law the City’s General Plan and Housing Element; and

WHEREAS, the proposed Amendments are intended to implement SB 684, SB 1123 and AB 130, and are not considered a project under Division 13 (commencing with Section 21000) of the Public Resources Code, as provided in Government Code Sections 65852.28(e), 65913.4.5(b), and 66499.41(i).

WHEREAS, the Planning Commission held a Workshop on September 23, 2025, at which time it reviewed the proposed Amendments and considered all public comments, written and oral, and provided input on policy options to staff on the revisions; and

WHEREAS, the Planning Commission held a duly noticed public hearing on January 27, 2026, at which time it reviewed the proposed Amendments and considered all public comments, written and oral, on the revisions and the related CEQA exemption.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission finds the foregoing recitals are true and correct, and they are hereby incorporated by reference into this Resolution.

BE IT FURTHER RESOLVED that the City of Healdsburg Planning Commission does hereby make the following findings pursuant to HMC Section 20.28.280:

- A. The Amendments are consistent with the Healdsburg 2030 General Plan including the goals, and policies, in that no conflicts with any Goals, Policies, Programs or measures of the Healdsburg General Plan 2030 have been identified.
- B. The Amendments are consistent with the objectives of the Land Use Code contained in Section 20.04.010 given that: 1) adoption of the proposed Amendments will continue to protect and promote the public health, safety and general welfare of the community by providing updated standards; and 2) the Amendments will implement the goals, policies, and programs related to streamlining development contained in the Healdsburg 2030 General Plan and Housing Element.
- C. The Planning Commission conducted a public hearing on the draft Amendments with hearing notices provided as prescribed in Land Use Code Section 20.28.080, including newspaper publications at least 20 days prior to the hearing date.
- D. The Healdsburg 2030 General Plan EIR evaluated the environmental impacts of implementing the General Plan, including policies related to land use and economic development. Since the proposed Land Use Code amendments are designed to enforce

existing General Plan policies, said amendments are within the scope of the analysis conducted in the General Plan EIR pursuant to CEQA Guidelines Section 15162.

BE IT FURTHER RESOLVED that based on the above findings, the City of Healdsburg Planning Commission does hereby recommend that the City Council adopt an ordinance amending Healdsburg Municipal Code Title 20, Section 20.20.040 as provided in Exhibit A, attached hereto.

DULY AND REGULARLY ADOPTED by the Healdsburg Planning Commission on the 27th day of January, 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Approved:

Attest:

Conor McKay, Chair

Scott Duiven, Secretary

Exhibit A

CITY OF HEALDSBURG

ORDINANCE NO. ____

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HEALDSBURG
AMENDING HEALDSBURG MUNICIPAL CODE SECTION 20.20.040 IN ITS
ENTIRETY (SMALL LOT SUBDIVISIONS) TO IMPLEMENT SENATE BILLS 684
1123, AND MAKING OTHER CONFORMING CHANGES (CEQA EXEMPT)**

WHEREAS, on October 11, 2023, the Governor of the State of California signed Senate Bill 684 ("SB 684"), amending Section 65852.28 of the California Government Code and adding to the Government Code Sections 65852.28, 65913.4.5, and 66499.41 requiring ministerial approval of a subdivision of 10 or fewer parcels and 10 or fewer residential units that meet specified requirements, effective July 1, 2024; and

WHEREAS, the California legislature subsequently enacted Senate Bill 1123 (SB 1123), signed by the Governor of the State of California on September 19, 2024, amending Government Code Sections 65852.28 and 66499.41 to, among other things, expand the ministerial approval process to certain vacant single-family zoned lots, with such amendments becoming operative on July 1, 2025; and

WHEREAS, the California legislature subsequently enacted Assembly Bill 130 (AB 130), signed by the Governor of the State of California on June 30, 2025 with immediate effect, to allow for the above-described subdivisions to create remainder parcels that do not count toward the 10-parcel limit; and

WHEREAS, state law allows a local agency to adopt an ordinance to implement the provisions in SB 684 as subsequently amended by SB 1123 and AB 130; and

WHEREAS, the City has implemented land use policies based on the 2030 Healdsburg General Plan, which provides an overall vision for the community and balance important community needs, and the City seeks to ensure that projects submitted under SB 684 as amended by SB 1123 and AB 130 are consistent with those policies; and

WHEREAS, the City of Healdsburg Housing Element Program 5 requires the City to continue ongoing practices for priority processing of housing development projects and increase opportunities for streamlining the housing development processes; and

WHEREAS, the City of Healdsburg Municipal Code (HMC) Title 20 Land Use Code (LUC) regulates allowable uses and development standards within the City; and

WHEREAS, HMC Section 20.20.040 (Small Lot Subdivisions) allows for small lot subdivisions but was adopted prior to SB 684 and SB 1123; and

WHEREAS, by amending Section 20.20.040 in its entirety (“Amendments” or “Small Lot Subdivisions”), the City of Healdsburg will continue to allow for small lot subdivisions and housing development in compliance with state law; and

WHEREAS, the proposed Amendments implement requirements of state law the City’s General Plan and Housing Element; and

WHEREAS, the proposed Amendments are intended to implement SB 684, SB 1123 and AB 130, and are not considered a project under Division 13 (commencing with Section 21000) of the Public Resources Code, as provided in Government Code Sections 65852.28(e), 65913.4.5(b), and 66499.41(i).

WHEREAS, the Planning Commission held a Workshop on September 23, 2025, at which time it reviewed the proposed Amendments and considered all public comments, written and oral, and provided input on policy options to staff on the revisions; and

WHEREAS, the Planning Commission held a duly noticed public hearing on January 27, 2026, at which time it reviewed the proposed Amendments and considered all public comments, written and oral, on the revisions and the related CEQA exemption; and

WHEREAS, the Planning Commission made the following affirmative findings pursuant to HMC Section 20.28.280 in support of the proposed Amendments and recommended the City Council adopt an ordinance approving them:

- A. The Amendments are consistent with the Healdsburg 2030 General Plan including the goals, and policies of the Housing Element, in that no conflicts with any Goals, Policies, Programs or measures of the Healdsburg General Plan 2030 have been identified, and the Amendments encourage the development of housing.
- B. The Amendments are consistent with the objectives of the Land Use Code contained in Section 20.04.010 given that: a) adoption of the proposed Amendments will continue to protect and promote the public health, safety and general welfare of the community by providing updated standards; and b) the Amendments will implement the goals, policies, and programs contained in the Healdsburg 2030 General Plan and Housing Element.
- C. The Planning Commission has conducted a public hearing on the draft Amendments with hearing notices provided as prescribed in Land Use Code Section 20.28.080, including newspaper publication at least 20 days prior to the hearing date.
- D. The Amendments implement SB 684 as amended by SB 1123 and AB 130, and are not considered a project under the California Environmental Quality Act (CEQA), as provided in Government Code Sections 65852.28(e), 65913.4.5(b), and 66499.41(i).

WHEREAS, on _____, the City Council held a duly noticed public hearing at which time it reviewed the proposed Amendments and considered all public comments, written and oral, on the revisions and the related CEQA exemption; and

WHEREAS, based upon the Planning Commission’s findings and recommendation, the City Council finds that the Amendments are consistent with the General Plan including the Goals, Policies, and Implementation Measures of the Housing, Land Use, and Economic Development Elements of the adopted General Plan, and that the Amendments are internally consistent with all other provisions of the Municipal Code.

NOW, THEREFORE, the City Council of the City of Healdsburg does ordain as follows:

Section 1. Findings.

The above recitals are hereby declared to be true and correct findings of the City Council of the City of Healdsburg.

Section 2. Title 20, Section 20.20.040 (“Small Lot Subdivisions”) shall be amended in its entirety as follows:

A. Purpose.

The Purpose of this section is to establish and implement the provisions and intent of California Senate Bill 684 (SB 684, 2023) as amended by Senate Bill 1123 (SB 1123, 2024) and Assembly Bill 130 (AB 130, 2025), which seek to streamline the approval process for certain residential housing developments, promote infill development near transit and urban services, and support the State’s goals for housing production and affordability.

B. Definitions.

“Extremely low-income household” has the meaning set forth in Health & Safety Code Section 50106.

“Low-income household” has the meaning set forth in Health & Safety Code Section 50079.5.

“Qualified urban use” has the meaning set forth in Public Resources Code Section 21072.

“Substantially surrounded” has the meaning set forth in Public Resources Code Section 21159.25(a)(2).

“Very low-income household” has the meaning set forth in Health & Safety Code Section 50105.

“Net habitable square feet” as the finished and heated floor area fully enclosed by the inside surface of walls, windows, doors, and partitions, and having a headroom of at least six and a half feet, including working, living, eating, cooking, sleeping, hall, service, and storage areas, but excluding garages, carports, parking spaces, cellars, half-stories, and unfinished attics and basements.

“Vacant Parcel” a lot which has no permanent structure, unless the permanent structure is abandoned or uninhabitable.

C. Small Lot Subdivision.

The Planning and Building Director shall ministerially review, without a hearing, an application for a parcel map or tentative and final map for a housing development project as described in this section and shall approve or deny the application within sixty days from the receipt of a complete application if the criteria in Government Code Section 66499.41 and this section are satisfied. The Director shall approve the parcel map or tentative and final map for the subdivision if it meets all the following requirements:

1. The parcel being subdivided meets either of the following:
 - a. The parcel is located within one of the following zones allowing multi-family residential: RM, CD, CS, GMU, or MU; or
 - b. The parcel is a vacant parcel located within one of the following single-family residential zones: R1-3,500, R1-6,000, R1-12,500, R1-20,000, R1-40,000.
2. The proposed subdivision will result in ten or fewer parcels and the housing development project on the parcel proposed to be subdivided will contain ten or fewer residential units, not including any permitted accessory dwelling units or junior accessory dwelling units. The subdivision may designate a remainder parcel, as defined in Government Code Section 66424.6, and the remainder parcel shall not be counted against the 10 parcel maximum.
3. The parcel is substantially surrounded by qualified urban uses and meets the following lot area requirements:
 - a. No larger than five acres, if the parcel is zoned for multi-family residential; or
 - b. No larger than one and one-half acres, if zoned for single-family residential.
4. The parcel is a legal parcel.
5. The parcel was not established pursuant to a prior SB 684, SB 1123 or SB 9 lot split.
6. Minimum Lot Area. The newly created parcels meet the following minimum lot area requirements:
 - a. No smaller than 600 square feet if zoned for multi-family residential;
 - b. No smaller than 1,200 square feet if zoned for single-family residential.
7. Form of Ownership. The proposed housing units on the parcel proposed to be subdivided are one of the following:
 - a. Constructed on fee simple ownership lots;
 - b. Part of a common interest development;
 - c. Part of a housing cooperative, as defined in Civil Code Section 817;
 - d. Owned by a community land trust meeting the requirements of Government Code Section 66499.41; or
 - e. Part of a tenancy in common, as described in Civil Code Section 685.
8. Minimum Density. The proposed subdivision must meet one of the following:

- a. If the parcel is identified in the Housing Element for the current planning period, the development must result in at least as many units as projected for the parcel in the Housing Element.
 - b. If the parcel is not identified in the Housing Element for the current planning period, the development must result in at least 66% of the maximum allowable residential density for the parcel.
9. Unit Affordability. The subdivision shall comply with both of the following:
 - a. The subdivision shall comply with Section 20.20.030 (Inclusionary Housing).
 - b. If the parcel is identified to accommodate low- or very low-income households, the development must result in at least as many low- or very low-income units as projected in the Housing Element. These units shall be subject to a recorded affordability restriction of at least 45 years.
10. Maximum Floor Area. The average total area of floorspace for the proposed housing units on the parcel proposed to be subdivided does not exceed 1,750 net habitable square feet.
11. The housing development project on the parcel proposed to be subdivided would not require demolition or alteration of any of the following types of housing:
 - a. Housing that is subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of low-, very low-, or extremely low-income.
 - b. Housing that is subject to any form of rent or price control through a public entity's valid exercise of its police power.
 - c. Housing occupied by tenants within the five years preceding the date of the application, including housing that has been demolished or that tenants have vacated prior to the submission of the application for a development permit.
 - d. A parcel on which an owner of real residential property has exercised the owner's rights under Chapter 12.75 (commencing with Section 7060) of Division 7 of Title 1 of the Government Code to withdraw accommodations from rent or lease within 15 years before the date that the development proponent submits an application.
12. The parcel being subdivided is not any of the following:
 - a. Either prime farmland or farmland of statewide importance, as defined pursuant to United States Department of Agriculture land inventory and monitoring criteria, as modified for California, and designated on the maps prepared by the Farmland Mapping and Monitoring Program of the Department of Conservation, or land zoned or designated for agricultural protection or preservation by a local ballot measure that was approved by the voters of that jurisdiction.
 - b. Wetlands, as defined in the United States Fish and Wildlife Service Manual, Part 660 FW 2 (June 21, 1993).

- c. Within a very high fire hazard severity zone, as determined by the Department of Forestry and Fire Protection pursuant to Section 51178 of the Government Code, or within a high or very high fire hazard severity zone as indicated on maps adopted by the Department of Forestry and Fire Protection pursuant to Section 4202 of the Public Resources Code.
- d. A hazardous waste site that is listed pursuant to Section 65962.5 of the Government Code or a hazardous waste site designated by the Department of Toxic Substances Control pursuant to Section 25356 of the Health and Safety Code, unless the State Department of Public Health, State Water Resources Control Board, or Department of Toxic Substances Control has cleared the site for residential use or residential mixed uses.
- e. Within a delineated earthquake fault zone as determined by the State Geologist in any official maps published by the State Geologist, unless the development complies with applicable seismic protection building code standards adopted by the California Building Standards Commission under the California Building Standards Law (Part 2.5 (commencing with Section 18901) of Division 13 of the Health and Safety Code), and by the building department under Chapter 12.2 (commencing with Section 8875) of Division 1 of Title 2 of the Government Code.
- f. Within a special flood hazard area subject to inundation by the 1 percent annual chance flood (100-year flood) as determined by the Federal Emergency Management Agency in any official maps published by the Federal Emergency Management Agency. If a development proponent is able to satisfy all applicable federal qualifying criteria in order to provide that the site satisfies this subparagraph, the City of Healdsburg shall not deny the application on the basis that the development proponent did not comply with any additional permit requirement, standard, or action adopted by the City of Healdsburg that is applicable to that site. A development may be located on a site described in this subparagraph if either of the following are met: (1) the site has been subject to a Letter of Map Revision prepared by the Federal Emergency Management Agency and issued to the City of Healdsburg; or (2) the site meets Federal Emergency Management Agency requirements necessary to meet minimum flood plain management criteria of the National Flood Insurance Program pursuant to Part 59 (commencing with Section 59.1) and Part 60 (commencing with Section 60.1) of Subchapter B of Chapter I of Title 44 of the Code of Federal Regulations.
- g. Within a regulatory floodway as determined by the Federal Emergency Management Agency in any official maps published by the Federal Emergency Management Agency, unless the development has received a no-rise certification in accordance with Section 60.3(d)(3) of Title 44 of the Code of Federal Regulations. If a development proponent is able to satisfy all applicable federal qualifying criteria in order to provide that the site satisfies this subparagraph and is otherwise eligible for streamlined

approval under this section, the City of Healdsburg shall not deny the application on the basis that the development proponent did not comply with any additional permit requirement, standard, or action adopted by the City of Healdsburg that is applicable to that site.

- h. Lands identified for conservation in an adopted natural community conservation plan pursuant to the Natural Community Conservation Planning Act (Chapter 10 (commencing with Section 2800) of Division 3 of the Fish and Game Code), habitat conservation plan pursuant to the federal Endangered Species Act of 1973 (16 U.S.C. Sec. 1531 et seq.), or other adopted natural resource protection plan.
 - i. Habitat for protected species identified as candidate, sensitive, or species of special status by state or federal agencies, fully protected species, or species protected by the federal Endangered Species Act of 1973 (16 U.S.C. Sec. 1531 et seq.), the California Endangered Species Act (Chapter 1.5 (commencing with Section 2050) of Division 3 of the Fish and Game Code), or the Native Plant Protection Act (Chapter 10 (commencing with Section 1900) of Division 2 of the Fish and Game Code).
 - j. Lands under conservation easement.
13. Map Act Compliance. The proposed subdivision shall conform to all applicable objective requirements of the Subdivision Map Act (commencing with Government Code Section 66410), except as otherwise expressly provided in this section and Government Code Section 66499.41.
14. Utilities. The parcels created pursuant to this section must be served by a public water and sewer system.
15. Existing Dwelling Units. The proposed subdivision shall not result in any existing dwelling unit being alienable separate from the title to any other existing dwelling unit on the parcel.
16. Objective Standards. The development proposed on the parcels shall comply with all objective zoning standards, objective subdivision standards, and objective design review standards applicable to the parcel as provided in the zoning district in which the parcel is located, except that a proposed housing development is not required to comply with minimum requirements on size, width, depth, or dimensions of an individual parcel beyond the minimum parcel size.
- a. The maximum building height for any primary SB 684/1123 unit shall not exceed 35 feet in height.
 - b. Upper stories shall be setback a minimum of 10' from side property lines.
 - c. All landscaping shall apply with the City's Water Efficient Landscaping Ordinance.

17. Replacement Units. If any existing dwelling unit is proposed to be demolished, the applicant will comply with the replacement housing provisions of Government Code Section 66300(d).
18. Development on Each Parcel Required. At least one residential structure in compliance with applicable provisions of the California Building Standards Code must be developed on each resulting parcel that does not already contain an existing legally permitted residential structure or is reserved for internal circulation, open space, or common area. A remainder parcel, as defined in Government Code Section 66424.6, may be designated that retains existing land uses or structures, does not contain any new residential units, and is not exclusively dedicated to serving the housing development project.
19. Accessory Dwelling and Junior Accessory Dwelling Units. Accessory dwelling units and/or junior accessory dwelling units shall not be permitted on a parcel created through this section, unless the newly created parcel is 5,000 square feet or larger.
20. Prohibition of Urban Lot Splits. A parcel created under this section shall not be further subdivided pursuant to an urban lot split under Chapter 17.04, Article II and Article III or Government Code Section 66411.7.
21. Declaration of Prior Tenancies. If any existing housing is proposed to be demolished, the owner of the property proposed for the subdivision shall sign an affidavit, in the form approved by the Planning and Building Director, stating that none of the conditions listed in Section 11 above exist and shall provide a comprehensive history of the occupancy of the units to be altered or demolished for the past five years on a form approved by the Planning and Building Director.
22. Specific Adverse Impacts. In addition to the criteria listed in this subsection, a subdivision proposed under this section may be denied if the Planning and Building Director makes a written finding, based on a preponderance of the evidence, that the proposed subdivision or proposed housing development project would have a specific, adverse impact upon public health and safety, for which there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact.

A “specific adverse impact” is a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete. Inconsistency with this zoning ordinance or general plan land use designation and eligibility to claim a welfare exemption are not specific health or safety impacts.

23. Enforcement. The City Attorney shall be authorized to abate violations of this section and to enforce the provisions of this section and all implementing agreements and affidavits by civil action, injunctive relief, and any other proceeding or method permitted by law. Remedies provided for in this section shall not preclude the City of Healdsburg from any other remedy or relief to which it otherwise would be entitled under law or equity.

D. Housing Development of Small Lot Subdivisions.

1. The Planning and Building Director shall ministerially review, without hearing, an application for a housing development project on a lot that is subdivided pursuant to Section 20.20.040(C) and Government Code Section 66499.41, and shall approve or deny the application within 60 days from the receipt of a complete application.
2. Qualifying Criteria. The Planning and Building Director shall approve the housing development project if it meets all the following requirements:
 - a. The proposed housing development is on a lot created in accordance with Section 20.20.040(C) and Government Code Section 66499.41.
 - b. The proposed housing development complies with all objective zoning standards, objective subdivision standards, and objective design review standards applicable to the parcel as provided in the zoning district in which the parcel is located that do not conflict with Section 20.20.040(C) and Government Code Sections 65852.28 and 66499.41; provided, however:
 - i. The Planning and Building Director, or their designee, shall modify or waive any standard if the standard would have the effect of physically precluding the construction of the development project at the minimum densities specified in Section 20.20.040(C)(8). Any modifications of development standards shall be the minimum modification necessary.
 - ii. No setback between the units is required, except as provided in the California Building Code (Title 24 of the California Code of Regulations).
 - iii. Required rear and side yard setbacks from the original lot line shall equal four feet, except that no setback shall be required for an existing legally created structure or a structure constructed in the same location and to the same dimensions as an existing legally created structure.
 - iv. Parking. One parking space, which may be uncovered or not enclosed, shall be required per unit constructed on a parcel created pursuant to the procedures in this section, except that no parking may be required where the parcel is located within one-half mile walking distance of either a stop located in a high-quality transit corridor, as defined in Public Resources Code Section 21155(b), or a major transit stop, as defined in Public Resources Code Section 21064.3.
 - v. Floor Area Ratio Standards. The following floor area ratios shall apply:
 - a. For a housing development project consisting of three to seven units, inclusive, the floor area ratio is 1.0.
 - b. For a housing development project consisting of eight to ten units, inclusive, the floor area ratio is 1.25.
2. In addition to the criteria listed in this section, a proposed housing development may be denied if the building official makes a written finding, based on a preponderance of the evidence, that the proposed housing development project would have a specific, adverse impact upon public health and safety or the physical environment, for which there is no feasible method to satisfactorily mitigate or avoid the specific,

adverse impact. A “specific adverse impact” is a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete. Inconsistency with the zoning ordinance or general plan land use designation and eligibility to claim a welfare exemption are not specific health or safety impacts.

3. The City Attorney shall be authorized to abate violations of this chapter and to enforce the provisions of this chapter and all implementing agreements and affidavits by civil action, injunctive relief, and any other proceeding or method permitted by law. Remedies provided for in this chapter shall not preclude the City of Healdsburg from any other remedy or relief to which it otherwise would be entitled under law or equity.

E. Building Permits for Housing Development of Small Lot Subdivisions.

The Building Official shall issue a building permit for one or more residential units that are part of a housing development project on a lot that is subdivided pursuant to Section 20.20.040(C) and Government Code Section 66499.41, and shall approve the application if the criteria in Government Code Section 65852.28 and this section are satisfied by meeting the following criteria:

1. The applicant has received a tentative map or parcel map approval for the subdivision.
2. The applicant has submitted a complete building permit application.
3. Any dedication, improvement, and sewer requirements identified in the approved tentative map or parcel map or its conditions of approval shall be guaranteed to the City of Healdsburg’s satisfaction.
4. The applicant must submit proof, to the satisfaction of the Planning and Building Director, of a recorded covenant and agreement enforceable by the City of Healdsburg that the applicant agrees the building permit is issued on condition that a certificate of occupancy or equivalent final approval for the building will not be issued unless the final map has been recorded.
5. Specific Adverse Impacts. In addition to the criteria listed in this section, issuance of a building permit may be denied if the Building Official makes a written finding, based on a preponderance of the evidence, that the proposed housing development project would have a specific, adverse impact upon public health and safety or the physical environment, for which there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact. A “specific adverse impact” is a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete. Inconsistency with the zoning ordinance or general plan land use designation and eligibility to claim a welfare exemption are not specific health or safety impacts.
6. Enforcement. Code Enforcement shall be authorized to abate violations of this section and to enforce the provisions of this section and all implementing

agreements and affidavits by civil action, injunctive relief, and any other proceeding or method permitted by law. Remedies provided for in this section shall not preclude the City of Healdsburg from any other remedy or relief to which it otherwise would be entitled under law or equity.

7. Growth Management Allocations. Projects submitted under this section shall be exempt from the Growth Management Ordinance.
8. Inclusionary Housing Ordinance. Projects submitted under this section shall be subject to the City’s Inclusionary Housing Ordinance.

Section 3. Title 20, Section 20.08.025. “Permitted and conditionally permitted uses” shall be amended as follows, with additions in underline and deletions in ~~strikeout~~:

The following uses may be permitted or conditionally permitted in all R-1 districts. Chapter 20.28 HMC, Article V describes the procedures for obtaining a conditional use permit.

Table 2 Permitted (P) and conditionally permitted (C) uses: R-1 District	
Accessory dwelling unit and junior accessory dwelling unit, subject to HMC § <u>20.20.010</u>	P
Accessory structures located on the same site with a permitted or conditionally permitted use, including private garages and carports, one guest house or accessory living quarters without a kitchen, storehouses, garden structures, noncommercial greenhouses, recreation rooms, and hobby areas within an enclosed structure	P
Boarding houses	C
Churches, convents, monasteries, parish houses, parsonages, rectories, and other religious institutions	C
Day care, large family, subject to HMC § <u>20.20.055</u>	C
Day care, small family	P
Employee housing as defined in Cal. Health & Safety Code § <u>17008</u> for six or fewer employees in accordance with Cal. Health & Safety Code § <u>17000</u> , et seq.	P
Golf courses and driving ranges	C
Home occupations, subject to HMC § <u>20.20.005</u>	P
Neighborhood convenience retail stores, subject to HMC § <u>20.20.070</u>	C
Private recreational parks and swim clubs	P
Private schools and colleges, not including art, craft, dancing, music, business, professional or trade schools and colleges	C
Private stables or areas for the keeping of one horse, cow, llama, goat or similar large farm or hobby animal on a site not less than two acres in net area; provided, that one additional large animal may be kept for each additional acre of area of the site; and provided, that no stable shall be located closer than 50 feet to any property line, closer than 50 feet to any dwelling unit on the site, or closer than 100 feet to any other dwelling on surrounding properties	P
Public utility and public service pumping stations, power stations, equipment buildings, installations, service yards, drainage ways and structures, storage tanks, reservoirs, and	C

Table 2 Permitted (P) and conditionally permitted (C) uses: R-1 District	
transmission lines found by the planning commission to be necessary for the public health, safety and welfare	
Raising of fruit and nut trees, vegetables, and horticultural specialties (no on-site sales)	P
Raising for commercial purposes poultry (except roosters and crowing fowl), rabbits, chinchillas, potbellied pigs and other similar small animals on a site at least 20,000 square feet in net size; provided, that there shall be at least 1,000 square feet of site area for each fowl or animal. No structure housing poultry or small animals shall be located closer than 50 feet to any property line or closer than 25 feet to a dwelling on the site	C
Raising or keeping for educational, hobby or noncommercial purposes poultry (except roosters and crowing fowl), rabbits, chinchillas, guinea pigs and similar small animals limited to a total of 10 animals, not including dogs and cats. Animal pens or cages shall not be located in a required front yard or street side corner yard and shall be located a minimum of 20 feet from a property line	P
Residential care, general	C
Residential care, limited	P
Residential visitor lodging operations, subject to HMC § <u>20.20.060</u>	C
Single-family dwelling, detached, one per lot	P
Single-family dwelling, attached, one per lot, in the R-1-3,500 District and small lot subdivisions	P
<u>Small lot subdivisions, subject to HMC § 20.20.040</u>	<u>P</u>
Supportive housing	P
Swimming pools used solely by persons resident on the site and their guests; provided, that no swimming pool or accessory mechanical equipment shall be located in a required front yard or less than five feet from a property line	P
Temporary subdivision sales offices, subject to HMC § <u>20.20.025</u>	P
Transitional housing	P
Vacation rental homes	--
Vacation timeshares	--

Notes:

-- = not permitted

Section 4. Title 20, Section 20.08.035. “Maximum building height” shall be amended as follows, with additions in underline and deletions in ~~strikeout~~:

- A. The maximum building height for all primary structures in R-1 districts shall be 35 feet, except for small lot subdivisions, which shall be 25 feet.
- B. HMC § 20.16.065 allows exceptions for ancillary structures, including chimneys, antennas and similar architectural features.

- C. Accessory dwelling unit building heights are regulated in HMC § 20.20.010.
- D. Accessory building heights are regulated in HMC § 20.16.030.

Section 5. Title 20, Section 20.08.050. “Permitted and conditionally permitted uses” shall be amended as follows, with additions in underline and deletions in ~~strikeout~~:

The following uses may be permitted and conditionally permitted in the RM District. Chapter 20.28 HMC, Article V, describes the procedures for obtaining a conditional use permit.

Table 4 Permitted (P) and conditionally permitted (C) uses: RM District		
Permitted (P) and Conditionally Permitted (C) Uses	RM	Specific Use Regulations
Accessory dwelling unit	P	HMC § 20.20.010
Accessory structures and uses located on the same site as a conditional use	P	
Boarding houses	C	
Churches, convents, monasteries, parish homes, rectories, parsonages and other religious institutions	C	
Commercial nursery growing grounds	C	
Day care, general and large family	P	
Day care, limited and small family	P	
Golf courses and driving ranges	C	
Hostels affiliated with American Youth Hostels or an equivalent organization approved by the planning director	C	
Mobile home parks	C	HMC § 20.20.020
Multifamily dwellings	P	
Neighborhood convenience retail stores	C	HMC § 20.20.070
Private recreation parks and swim clubs	C	
Private schools and colleges, including elementary, junior high and high schools, but not including art, craft, music, dancing, business, professional, or trade schools and colleges	C	
Private stables and raising of poultry (except roosters), rabbits, chinchillas and other small animals	C	HMC § 20.08.025
Public utility and public service pumping stations, power stations, equipment buildings, installations, service yards, drainage ways and structures, storage tanks, reservoirs, and transmission lines found by the planning commission to be necessary for the public health, safety and welfare	C	
Residential care, general	C	
Residential care, limited	P	

Table 4 Permitted (P) and conditionally permitted (C) uses: RM District		
Permitted (P) and Conditionally Permitted (C) Uses	RM	Specific Use Regulations
Residential visitor lodging operations	C	HMC § 20.20.060
Supportive housing	P	
<u>Small lot subdivisions</u>	<u>P</u>	<u>HMC § 20.20.040</u>
Transitional housing	P	
Vacation rental homes	--	
Vacation timeshares	--	

Section 6. Title 20, Section 20.08.055. “Minimum development standards” shall be amended as follows, with additions in underline:

The following standards apply to development within the RM District, except for small lot subdivisions as provided for by HMC § 20.20.040.

[NO CHANGES TO TABLE]

Section 7. Title 20, Subsection 20.28.105(a) shall be amended as follows, with additions in underline and deletions in ~~strikeout~~:

A. The following applications are minor design review applications, subject to review by the planning and building director. More complex or sensitive projects may be referred to the planning commission:

1. Minor changes to the exterior of existing nonresidential buildings that require a building permit. This includes, but is not limited to, significant facade changes, relocation of storefront doors and windows, etc.
2. A change of use in a nonresidential building and site not involving substantial site changes. This determination will be made at the time of business license application.
3. Changes to a nonresidential site not involving major structural or site changes or changes of use. This includes site alterations such as construction of parking shade structures or other accessory structures.
4. Construction of or an expansion greater than 500 square feet to a one-family dwelling on a site uphill and visible from a scenic highway or road, or located within a scenic ridgeline corridor designated by the General Plan as determined by the planning and building director.
5. Construction of one single-family dwelling within the Grove Street Neighborhood Plan.
6. Construction of new single-family dwellings where design review is required as a condition of approval of subdivision maps.

- 7. Within Character Area 1 (as identified in the Citywide Design Guidelines Chapter 4), construction of one single-family dwelling or a new second story addition, or significant change to the primary facade. A significant change to a primary facade is one that results in a substantive change to the appearance of the front of the building that is visible from the street. This could include enclosure of a front porch, removal of window(s), demolition of some or all of the primary facade, an addition to the primary facade, a change in roof form or other similar alterations that fundamentally change the appearance of the primary facade.
- 8. Small lot subdivisions pursuant to Section 20.20.040.
- 89. Projects subject to minor design review by any other provision of the Land Use Code.

Section 8. Title 20, Section 20.08.080. “Design Review” shall be amended as follows, with deletions in strikeout:

A. All development, ~~including small lot subdivisions~~, is subject to design review as prescribed in Chapter 20.28 HMC, Article IV.

B. Notwithstanding the above, single-family dwellings on existing lots of record are not subject to this requirement, provided that when an applicant applies for more than three building permits for single-family dwellings on a block or on a block face within one year, the dwellings shall be subject to design review.

Section 9. Table 10 of Section 20.28.145. shall be amended as follows, with additions in underline:

Table 10 Permitted and conditionally permitted uses: PR, CD and CS Districts				
Permitted (P) and Conditionally Permitted (C) Uses	PR	CD	CS	Specific Use Regulations
Residential Uses				
Accessory dwelling unit	P	P	P	HMC § <u>20.20.010</u>
Day care, general	--	C	C	
Day care, limited	--	P	P	
Homeless shelters	--	--	P	
Multifamily dwellings located on the same site as a commercial use – above ground floor	C	P	P	
Multifamily dwellings located on the same site as a commercial use – any floor	--	P	P	
Residential care, general	--	C	C	
Residential care, limited	--	P	P	

Table 10 Permitted and conditionally permitted uses: PR, CD and CS Districts

Permitted (P) and Conditionally Permitted (C) Uses	PR	CD	CS	Specific Use Regulations
Single-room occupancy dwellings located on the same site as a commercial use – above ground floor	C	P	P	
Single-room occupancy dwellings located on the same site as a commercial use – any floor	--	P	P	
<u>Small lot subdivisions</u>	<u>--</u>	<u>P</u>	<u>P</u>	<u>HMC § 20.20.040</u>
Supportive housing	P	P	P	
Transitional housing	P	P	P	
Vacation rental	--	C	--	

[NO OTHER CHANGES TO TABLE 10 ARE PROPOSED]

Section 10. Table 11 of Section 20.28.150. shall be amended as follows, with additions in underline:

Table 11 Permitted and conditionally permitted uses: GMU District

Permitted (P) and Conditionally Permitted (C) Uses		Specific Use Regulations
Residential Uses		
Accessory dwelling unit and junior accessory dwelling unit	P	HMC § <u>20.20.010</u>
Boarding house	C	
Day care, large family	P	
Day care, small family	P	
Duplex dwelling, one building per lot of record	P	
Employee housing for six or fewer employees in accordance with Cal. Health & Safety Code § 17000, et seq.	P	
Employee housing agriculture, seven to 12 agricultural employees	C	
Residential care, general	C	
Residential care, limited	P	
Single-family dwelling, detached	P	
Supportive housing	P	
<u>Small lot subdivisions</u>	<u>P</u>	<u>HMC § 20.20.040</u>
Transitional housing	P	
Vacation rental home	--	

[NO OTHER CHANGES TO TABLE 11 ARE PROPOSED]

Section 11. Table 12 of Section 20.28.155. shall be amended as follows, with additions in underline:

Table 12 Permitted (P) and conditionally permitted (C) uses: MU District		
Permitted (P) and Conditionally Permitted (C) Uses		Specific Use Regulations
Residential Uses		
Accessory dwelling unit and junior accessory dwelling unit	P	HMC § <u>20.20.010</u>
Employee housing for six or fewer employees in accordance with Cal. Health & Safety Code § 17000 et seq.	P	
Home occupations	P	HMC § <u>20.20.005</u>
Residential uses as part of a mixed use development	C	
Multifamily dwellings not part of a mixed use development	P	
Residential care, general	C	
Residential care, limited	P	
Single-family attached dwellings not part of a mixed use development	P	
<u>Small lot subdivisions</u>	<u>P</u>	<u>HMC § 20.20.040</u>
Supportive housing	P	
Transitional housing	P	
Vacation rental homes	--	

[NO OTHER CHANGES TO TABLE 12 ARE PROPOSED]

Section 12. Title 20, Section 20.08.160. “Minimum development standards” shall be amended as follows, with additions in underline and deletions in ~~strikeout~~:

The following standards apply to development within the commercial zoning districts, except for small lot subdivisions as provided for by HMC § 20.20.040.

[NO CHANGES TO TABLE 13 ARE PROPOSED]

Section 13. Title 20, Section 20.08.165. “Maximum floor area ratio and site coverage” shall be amended as follows, with additions in underline and deletions in ~~strikeout~~:

The maximum floor area ratio and site coverage requirements for commercially zoned parcels are as follows, except for small lot subdivisions as provided for by HMC § 20.20.040:

[NO CHANGES TO TABLE 14 ARE PROPOSED]

Section 14. Environmental Compliance.

The City Council finds that the proposed ordinance Amendments implement Senate Bill 684 and Senate Bill 1123 and are not considered a project under the California Environmental Quality Act (CEQA), as provided in Government Code S

Sections 65852.28(e), 65913.4.5(b), and 66499.41(i).

Section 15. Severability.

If any provision of this ordinance or the application thereof to any person or circumstance is held invalid, the remainder of the ordinance and the application of such provision to other persons or circumstances shall not be affected thereby.

Section 16. Effective Date and Publication.

This Ordinance of the City of Healdsburg shall be effective thirty (30) days after the date of its passage. Before expiration of fifteen (15) days after its passage, this Ordinance or a summary thereof as provided for in Government Code Section 36933, shall be published at least once in a newspaper of general circulation published and circulated in the City of Healdsburg, along with the names of the City Council members voting for and against its passage.

INTRODUCED by the City Council of the City of Healdsburg on the ___ day of ___, 2026, and PASSED and APPROVED at a regular meeting of the City Council on the ___ day of ___, 2026, by the following vote:

AYES: Councilmembers: ()

NOES: Councilmembers: ()

ABSENT: Councilmembers: ()

ABSTAIN: Councilmembers: ()

SO ORDERED

Chris Herrod, Mayor

Raina Allan, City Clerk

Dated: _____

