

AGENDA

Healdsburg Planning Commission

February 12, 2019 6:00 PM
401 Grove Street, Healdsburg
City Hall - City Council Chamber

<!--[if !supportLists]-->1. <!--[endif]-->**ROLL CALL**

<!--[if !supportLists]-->2. <!--[endif]-->**ADMINISTRATIVE ACTIONS**

- <!--[if !supportLists]-->A. <!--[endif]-->Approval of February 12, 2019 agenda
- <!--[if !supportLists]-->B. <!--[endif]-->Approval of minutes for January 23, 2019
- <!--[if !supportLists]-->C. <!--[endif]-->Acceptance of Communications and Correspondence
- <!--[if !supportLists]-->D. <!--[endif]-->Declarations of Conflicts of Interest
- <!--[if !supportLists]-->E. <!--[endif]-->Disclosures of Ex Parte Communications

<!--[if !supportLists]-->3. <!--[endif]-->**PUBLIC COMMENTS**

This time is set aside to receive comments from the public regarding matters of general interest not on the agenda, but related to Planning Commission business. Pursuant to the Brown Act, however, the Planning Commission cannot consider any issues or take action on any request during this comment period.

<!--[if !supportLists]-->4. <!--[endif]-->**PUBLIC HEARINGS**

<!--[if !supportLists]-->A. <!--[endif]-->**Item**

Description: DR 2018-03, CUP 2018-05

Project

Description: Design Review for remodel and multi-story addition to an existing one-story building for a restaurant with roof top deck, retail spaces, 2 residential units on top floor, and parking lot improvements; and a CUP for 2 residential units over retail in the Plaza Retail District.

Location: 106 Matheson Street – APNs: 002-242-006, 002-242-047, 002-242-056

Applicant: Craig Ramsey

Environmental

Determination: The Project is consistent with the development density and intensity established in the Healdsburg 2030 General Plan, for which an EIR has been certified, and is therefore exempt from further environmental review under Public Resources Code 21083.3(a). This exemption is subject to conditions and limitations which have been documented in the CEQA Review, none of the limitations were found to apply to the Project.

<!--[if !supportLists]-->5. <!--[endif]-->**NEW BUSINESS**

<!--[if !supportLists]-->6. <!--[endif]-->**COMMISSIONER AND SUBCOMMITTEE REPORTS**


<!--[if !supportLists]-->7. <!--[endif]-->**DIRECTOR'S REPORT**

<!--[if !supportLists]-->8. <!--[endif]-->**ADJOURNMENT**

Maya DeRosa, Planning Director, February 6, 2019

Posting: This agenda was posted on City bulletin boards and the City's website at least 72 hours prior to the meeting, in accordance with state law.

Availability of Written Materials: All written materials (e.g., staff reports, conditions, resolutions) prepared for items on this agenda are available for public review at least 72 hours prior to the meeting at the Planning and Building Department at 401 Grove Street and on the City's website at www.ci.healdsburg.ca.us. Written materials submitted after the posting of this agenda, but before the Commission meeting, will also be made available for public review in the Planning and Building Department. If written materials are presented to the Commission at the meeting, a copy will be made for public review at the meeting.

Disabled Accommodations: In compliance with the American Disabilities Act, persons requiring special assistance to access, attend or participate in this public hearing should contact the Planning and Building Department at 401 Grove Street or by calling (707) 431-3346  during normal business hours at least 72 hours prior to the meeting to ensure the necessary accommodations are made.

Public Comments: Persons speaking on items on this agenda are requested to provide their name, address and the subject of their comments. Comments are generally limited to three minutes, however additional time may be granted by the Commission Chair as appropriate, depending on the scope of the project.

Appeals: Anyone that does not agree with the Commission's decision may appeal the decision to the City Council, provided that a written appeal is filed within ten (10) calendar days from the date of the Commission's action

1. PC 20190212 Agenda

Documents:

[PC_AGENDA_20190212.PDF](#)

2. PC 20190212 Minutes - 20190123 DRAFT

Documents:

[PC_MINUTES_20190123_DRAFT.PDF](#)

3. PC 20190212 4A

Documents:

[PC_20190212_4A_STAFFREPORT.PDF](#)
[EXHIBIT A PROJECT DESCRIPTION 013019.PDF](#)
[EXHIBIT B 106 MATHESON DESIGN REVIEW REVISION_190128_REDUCED.PDF](#)
[ATT. 1 DR 2018-03 DESIGN REVIEW PC RESOLUTION1.PDF](#)
[ATT. 2 CEQA CHECKLIST.PDF](#)
[ATT. 3 106 MATHESON PEER REVIEW AND SOIS COMPLIANCE ASSESSMENT 2018-07-18 FINAL.PDF](#)
[ATT. 4 106_MATHESON_PARKING STUDY_2019_01_28_FINAL \(1\).PDF](#)
[ATT. 5 106 MATHESON - NOISE IMPACT STUDY.PDF](#)
[ATT. 6 OMNY ACOUSTICAL - 106 MATHESON - MEMO.PDF](#)
[ATT. 7 PC_MINUTES_20180925-SEPTEMBER 25.PDF](#)
[ATT. 8 - COMMENTSRECEIVED BY STAFF.PDF](#)
[ATT. 9 CORRESPONDENCEFROMAPPLICANT.PDF](#)