

AGENDA

Healdsburg Planning Commission

February 26, 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 26, 2019 agenda
- <!--[if !supportLists]-->B. <!--[endif]-->Approval of minutes for February 12, 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: North Area Entry Plan (NEAP) Public Review Draft

Project

Description: .Area Plan for the future development of a 32 acre site

Location: 16977 Healdsburg Avenue and the adjacent Healdsburg Avenue roadway

Applicant: City of Healdsburg

Environmental

Determination: Environmental Impact Report

<!--[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 21, 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 Agenda 20190226

Documents:

[PC_AGENDA_20190226.PDF](#)

2. PC Minutes - 20190212 DRAFT

Documents:

[PC_MINUTES_20190212.PDF](#)

3. PC 20190226 4A

Documents:

[4A_STAFFREPORT_20190226.PDF](#)
[4A-ATTACH1 NEAP-](#)
[PUBLICREVIEWDRAFT_AREAPLAN_20181119_REDUCEDFORWEB.PDF](#)
[4A-ATTACH2-HMC 20.12 NORTH ENTRY OVERLAY_20190221.PDF](#)
[4A-ATTACH3- PC_20190123_WORKSHOP_STAFFREPORT.PDF](#)
[4A-ATTACH4-CIRCULATION DIAGRAM.PDF](#)