

## AGENDA

### Healdsburg Planning Commission

May 14, 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 May 14, 2019 agenda
- <!--[if !supportLists]-->B. <!--[endif]-->Approval of minutes for April 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:** Land Use Amendment LUA 2019-02 (Inclusionary Housing Ordinance)

**Project**

**Description:** Amendments to the City of Healdsburg Municipal Code Section 20.20.030: Inclusionary Housing, and Section 20.28.310: Definitions.

**Location:** City-wide

**Applicant:** City of Healdsburg

**Environmental**

**Determination:** The project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3).

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

**Description:** TM 2019-01, DR 2019-04, V 2019-01

**Project**

**Description:** Subdivide a 0.98-acre site into 3 single-family residential lots and one remainder parcel; Design Review for 3 single-family homes and 1 accessory dwelling unit; and Variance request related to required setbacks.

**Location:** 131 Kennedy Lane APN: 088-170-048, 088-170-049

**Applicant:** Jim Heid, Kennedy Courts, LLC

**Environmental**

**Determination:** The project is exempt from the provisions of the California Environmental Quality Act (CEQA) Pursuant to CEQA Guidelines Section 15332, Class 32, In-fill Exemption.

<!--[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, May 9, 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](http://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 20190514 - Agenda-

Documents:

[PC\\_AGENDA\\_20190514.PDF](#)

2. PC 20190514 - Minutes 20190423 DRAFT

Documents:

[PC\\_MINUTES\\_20190423\\_DRAFT.PDF](#)

3. PC 20190514 - 4A

Documents:

[PC\\_20190514-4A.PDF](#)

4. PC 20190514 - 4B

Documents:

PC\_20190514\_4B - STAFFREPORT.PDF  
ATT 1\_PC RESOLUTION\_131 KENNEDY.PDF  
ATT 2\_PROJECT DESCRIPTION\_131 KENNEDY.PDF  
ATT 3\_TENTATIVE PARCEL MAP\_131 KENNEDY.PDF  
ATT 4\_SCHEMATIC DESIGN SET\_131 KENNEDY.PDF