

AGENDA

Healdsburg Planning Commission

June 25, 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 June 25, 2019 agenda
- <!--[if !supportLists]-->B. <!--[endif]-->Approval of minutes for May 28, 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 2019-10 and CUP 2019-03

Project

Description: A Major Design Review for a new affordable residential development including 41 residential dwelling units, 41 on-site parking spaces, and associated site improvements and Conditional Use Permit to allow mixed uses located on the future Lot 7 in the southeast corner of the site .

Location: 146 and 164 Healdsburg Avenue
APN: 002-261-023 and 024; 002-303-012 and 013

Applicant: Replay Healdsburg, LLC

Environmental

Determination: The project is exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15183 and 15132. The proposed project was evaluated for consistency with the Central Healdsburg Avenue Plan ("CHAP") as part of the Mill District approvals for a Tentative Map, Conditional Use Permit, Heritage Tree Removal, and Historic Structure removal.

<!--[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, June 20, 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. 20190625 Agenda

Documents:

[PC_AGENDA_20190625.PDF](#)

2. PC 20190625 Minutes - 20190528 DRAFT

Documents:

[PC_MINUTES_20190528_DRAFT.PDF](#)

3. PC 20190625 4A

Documents:

[4A DR2019-10 PC_STAFF REPORT.PDF](#)
[4A ATT. 1 DR 2019-10 PC FINAL RESOLUTION WITH REVISED6-19-19 5-30PM.PDF](#)
[4A ATT. 2 PYATOK RESPONSE TO PC COMMENTS.PDF](#)
[4A ATT. 3 PROJECT NARRATIVE.PDF](#)
[4A ATT. 4 PLANS-PYATOK_FINALSET 6-17-19_REDUCED.PDF](#)
[4A ATT. 5 LOT 7 VICINITY MAP.PDF](#)