

## AGENDA

### Healdsburg Planning Commission

Regular Meeting and Workshop

August 9, 2022 6:00 PM

401 Grove Street, Healdsburg

*This session of the Healdsburg Planning Commission will include a regular meeting beginning at 6:00 PM and a workshop. The workshop will begin immediately after adjournment of the regular meeting.*

### **CORONAVIRUS (COVID-19) ADVISORY NOTICE**

Consistent with Government Code section 54953(e), Planning Commission Members will be participating in this meeting either via Zoom Webinar or in person, socially distanced in the Council Chamber at 401 Grove Street.

#### **How to Observe the Meetings**

To maximize public safety while maintaining transparency and public access, the Healdsburg Planning Commission will be using Zoom Webinar service to allow remote participation. Members of the public who only wish to watch the meeting live or recorded can do so by using the link <http://healdsburgca.iqm2.com/Citizens/default.aspx>.

#### **To Watch the Meeting and Submit Public Comment as Part of the Zoom Webinar:**

To join by computer, tablet, or mobile device:

1. Go to <https://zoom.us/join> and type in the Webinar ID: **882 8580 5571** or follow this link: <https://cityofhealdsburg-org.zoom.us/j/88285805571> (Pre-registration for the meeting is not required.)
2. Fill in your full name, verify you are not a robot (if required), and click "Join".
3. If the meeting host has started the Webinar, you should join automatically. If the meeting host has not started the Webinar, remain in the Webinar and it will start shortly.

To join by phone:

1. Dial 669-900-9128 or 253-215-8782 or 346-248-7799.
2. Enter the meeting ID: **882 8580 5571** and press # #.
3. If the meeting host has started the meeting, you should join automatically. If the meeting host has not started the meeting, remain in the meeting and it will start shortly.

## **To Submit Public Comment**

### By computer, tablet, or mobile device:

1. In the bottom center of the screen is a hand icon, click on "Raise Hand". The hand icon will place you in line to speak.
2. When it is your turn to comment, the meeting moderator will call upon you to comment. State your first name, last name, address, and comment. Each speaker will be given no more than three (3) minutes to make your comment.
3. When you are done commenting, please remember to lower hand.

### By phone:

1. Press \*9 to raise your hand.
2. When it is your turn to comment, the meeting moderator will call the last four digits of your phone number. Press \*6 to speak at that time. State your first name, last name, address, and comment. Each speaker will be given no more than three (3) minutes to make your comment.
3. At the conclusion of your comments or when three minutes has passed, the meeting host will remove your ability to talk.

## **Americans with Disabilities Act Accommodations**

Any member of the public who needs accommodations should email staff at [ssumpter@healdsburg.gov](mailto:ssumpter@healdsburg.gov) or by calling 707-431-3346. Staff will use their best efforts to provide reasonable accommodations to provide as much accessibility as possible while also maintaining public safety in accordance with the city procedure for resolving reasonable accommodation requests. All reasonable accommodations offered will be listed on the city website at <https://www.ci.healdsburg.ca.us/406/ada---public-accessibility> .

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## **Planning Commission Regular Meeting**

1. **ROLL CALL**
2. **ADMINISTRATIVE ACTIONS**
  - A. Approval of the August 9, 2022, Agenda
  - B. Approval of Minutes for June 28, 2022
  - C. Acceptance of Communications and Correspondence
  - D. Declarations of Conflicts of Interest
  - E. Disclosures of Ex Parte Communications
3. **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.*

**4. NEW BUSINESS:**

A. Election of Officers

**5. COMMISSIONER AND SUBCOMMITTEE REPORTS**

**6. DIRECTOR'S REPORT**

**7. ADJOURNMENT**

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**Planning Commission Workshop**

*(Immediately following the regular meeting)*

1. **CALL TO ORDER/INTRODUCTIONS**
2. **ROLL CALL**
3. **DISCUSSION (Workshop)**

**Application:** DR-2022-15

**Project**

**Description:** A proposal to construct a 4-story building that will consist of a 1,200 square foot commercial space on the ground floor and two residential units, and one accessory dwelling on the upper floors.

**The purpose of the workshop is to introduce the project to the Planning Commission and community and to obtain input. No official action will be taken at this meeting**

**Location:** 444 Healdsburg Avenue APN: 002-171-013

**Applicant:** Nilus de Matran

**Environmental**

**Determination:** The workshop discussion is not a "project" pursuant to the California Environmental Quality Act (CEQA) Guidelines because the item for discussion does not involve an action and therefore no environmental determination is required. A project specific environmental analysis will be conducted once plans are resubmitted with any revisions based upon comments received at the Planning Commission workshop.

**4. Adjournment**

Scott Duiven, Community Development, August 3, 2022

**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 20220809 Agenda

Documents:

[PC\\_AGENDA\\_20220809-REGULARANDWORKSHOP.PDF](#)

2. PC 20220809 Minutes 20220628 DRAFT

Documents:

[PC\\_MINUTES\\_20220628\\_DRAFT.PDF](#)

3. PC 20220809 4A - Election Of Officers

Documents:

2022 STAFF REPORT\_ELECTION OF OFFICERS.PDF

4. PC 20220809 - Workshop Materials

Documents:

20220809 PC WORKSHOP 444 HEALDSBURG AVE STAFF REPORT.PDF  
ATT 1 HEALDSBURG-444\_SITE.PDF  
ATT 2 444 HEALDSBURG\_PROJECT NARRATIVE.PDF  
ATT 3 444 HEALDSBURG\_PROJECT PLANS.PDF  
ATT 4 HRE 444 HEALDSBURG AVENUE HEALDSBURG.PDF