

AGENDA

Healdsburg Planning Commission

September 27, 2022 6:00 PM

401 Grove Street, Healdsburg
City Hall - City Council Chamber

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: **878 6637 4760** or follow this link: <https://cityofhealdsburg-org.zoom.us/j/87866374760> (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: **878 6637 4760** 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 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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1. **ROLL CALL**
 2. **ADMINISTRATIVE ACTIONS**
 - A. Approval of September 27, 2022, Agenda
 - B. Approval of September 13, 2022, Minutes
 - 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. PUBLIC HEARINGS

A. Item

Description: Major Design Review Application DR 2022-12

Project

Description: The construction of a 6,126 square-foot dental clinic building with associated on-site parking and landscaping

Location: 1514 and 1520 Healdsburg Avenue (APNs 002-491-010 and -011)

Applicant: Ken LaFranchi / LaFranchi Architecture & Development

Environmental

Determination: The project is exempt from environmental review pursuant to the provisions of the California Environmental Quality Act (CEQA) Guidelines Section 15332 (Class 32), In-Fill Development.

B. Item

Description: DR 2022-01, Dry Creek Commons

Project

Description: Major Design Review to review a proposal to construct a 58-unit, 4-story affordable housing project and associated amenities with 104 on-site parking spaces. The project will include (28) 1-bedroom units, (14) 2-bedroom units, (15) 3-bedroom units for extremely low, very low- and low-income families.

Location: 155 Dry Creek Road, APN 089-071-002

Applicant: Burbank Housing Development Corporation

Environmental

Determination: A Mitigated Negative Declaration has been prepared for the project pursuant to the California Environmental Quality Act.

5. NEW BUSINESS

6. COMMISSIONER AND SUBCOMMITTEE REPORTS

7. DIRECTOR'S REPORT

8. ADJOURNMENT

Scott Duiven, Planning Director, September 21, 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. 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 20220927 Agenda

Documents:

[PC_AGENDA_20220927.PDF](#)

2. PC 20220927 Minutes - 20220913 DRAFT

Documents:

[PC_MINUTES_20220913_DRAFT.PDF](#)

3. PC 20220927 4A

Documents:

4A STAFF REPORT.PDF
4A ATT 1_RESOLUTION.PDF
4A ATT 2_PROJECT DESCRIPTION.PDF
4A ATT 3_AERIAL.PDF
4A ATT 4_PLAN SET.PDF
4A ATT 5_LIGHTING.PDF

4. PC 20220927 4B

Documents:

4B DR 2022-01 STAFF REPORT.PDF
4B ATT 1 RESO 2022-13 DR 2022-01 MND AND MMRP.PDF
4B ATT 1 EXHIBIT A DRY CREEK COMMONS PUBLIC REVIEW DRAFT IS-
MND_07-15-22 (2).PDF
4B ATT 1 EXHIBIT B DRY CREEK COMMONS FINAL MMRP_09-12-2022.PDF
4B ATT 1 EXHIBIT C RESPONSE TO COMMENTS DRY CREEK COMMONS
FINAL ISMND_09-12-22.PDF
4B ATT 2 RESO 2022-14 WITH EXHIBIT A COA DR 2022-01 DESIGN
REVIEW.PDF
4B ATT 4 PROJECT DESCRIPTION.PDF
4B ATT 5 PLAN SET.PDF
4B ATT 6 PUBLIC COMMENT.PDF

5. PC 20220927 4B - Attachment 3 Technical Studies

Documents:

4B ATT 3_AQGHG_DRYCREEK_02012022.PDF
4B ATT 3_AQUPDATES_MEMO_05262022 CLARIFICATIONS.PDF
4B ATT 3_ARBORIST CLARIFICATION.PDF
4B ATT 3_DRY CREEK COMMONS REVISED REPORT.PDF
4B ATT 3_FINAL TRAFFIC IMPACT STUDY FOR THE DRY CREEK COMMONS
PROJECT.PDF
4B ATT 3_07 2022-04-12 210118_HYDROLOGY-HYDRAULICS REPORT.PDF
4B ATT 3_07 2022-04-12 210118_PRELIMINARY STORMWATER MITIGATION
PLAN.PDF
4B ATT 3_155 DRY CREEK ROAD HEALDSBURG BRA 01312022 FINAL
V2.PDF
4B ATT 3_155DC-INV_REV-1-22 FINAL.PDF
4B ATT 3_1259-10-PW-1 GS REPORT.PDF
4B ATT 3_2022-02-01 DRY CREEK COMMONS_NOISE_REPORT.PDF

6. PC 20220927 4B - Additional Correspondence

Documents:

DR2022-01_BURBANK-LTR_20220922.PDF