



Planning Commission Meeting Minutes

May 24, 2022 6:00 PM
City Council Chambers

The Planning Commission meeting began as a workshop immediately followed by the regular meeting.

1. ROLL CALL

Commissioners present: Eddinger, Gerlach, Hunt, Luks, McKay

Commissioners absent: Breznikar, Brunner

City Staff present: Community Development Director Scott Duiven, Senior Planner Ellen McDowell, Senior Planner Joel Galbraith, Administrative Technician Griselda Villarreal

2. ADMINISTRATIVE ACTIONS

- A. On a motion by Commissioner Luks, seconded by Commissioner McKay, the Commission voted 5-0-2 (Breznikar and Brunner absent) to approve the May 24, 2022 agenda.
- B. On a motion by Commissioner McKay, seconded by Commissioner Luks, the Commission voted 5-0-2 (Breznikar and Brunner absent) to approve the April 26, 2022 minutes.
- C. Acceptance of Communications and Correspondence: Correspondence from Martha Hunt.
- D. Declarations of Conflicts of Interest: None
- E. Disclosures of Ex Parte Communications: None

3. PUBLIC COMMENTS: None

4. PUBLIC HEARINGS

A. Item

Description: MISC 2022-04

Project

Description: Review of the City of Healdsburg's Capital Improvement Program (CIP) for Consistency with the Healdsburg General Plan

Location: Citywide

Applicant: City of Healdsburg

Environmental

Determination: The CIP is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3), the commonsense rule, of the CEQA Guidelines because the CIP is a planning and funding planning document; each project contained in the document will require an independent environmental assessment appropriate to the nature of the project prior to its implementation.

Senior Planner Ellen McDowell presented the staff report.

Commissioner Luks clarified that the Commission is only conferring General Plan Consistency, the financial aspects of the plan are not within the Commission's purview.

Director Duiven confirmed for Commissioner Gerlach that the water and reclaimed water projects for which City is pursuing, or has been granted, funding are included in the plan.

Chair Eddinger opened the hearing for public comment and upon hearing none, closed the public input portion of the hearing.

On a motion by Commissioner Luks, seconded by Commissioner Hunt, the Commission voted 5-0-2 (Brunner and Breznikar absent) to approve Resolution 2022-07 confirming General Plan consistency for the 2022-2027 Capital Improvement Program.

5. **NEW BUSINESS:** None

6. **COMMISSIONER AND SUBCOMMITTEE REPORTS:** Commissioner McKay reported participation in a Land Paths volunteer day for removal of invasive plants in the Fitch Mountain Open Space and encouraged others to take advantage of such opportunities particularly those related to fire safety.

7. **DIRECTOR'S REPORT:** Director Duiven reported on the following,

- Denial of Verizon appeal
- June 14th meeting cancellation
- June 28 tentative items include Design Review for the Mill District amenities building and Tentative Map extension for 359 Hudson Street.
- Planning Commission term expirations and appointment procedures.

The meeting adjourned at approximately 7:09 PM.



Scott M. Duiven, Secretary



Jerry Eddinger, Chair