



Planning Commission Meeting Minutes

June 28, 2022 6:00 PM
City Council Chamber

Vice Chair Breznikar presided over the meeting in Chair Eddinger's absence.

1. ROLL CALL

Commissioners present: Breznikar, Brunner, Gerlach, Hunt, Luks, McKay

Commissioners absent: Eddinger

City Staff present: Community Development Director Scott Duiven, Senior Planner Ellen McDowell, Contract Planner Linda Ruffing

2. ADMINISTRATIVE ACTIONS

- A. On a motion by Commissioner Brunner, seconded by Commissioner Luks, the Commission voted 6-0-1 (Eddinger absent) to approve the June 28, 2022 Agenda.
- B. On a motion by Commissioner Hunt, seconded by Commissioner Luks, the Commission voted 6-0-1 (Eddinger absent) to approve the May 24, 2022 Minutes.
- C. Acceptance of Communications and Correspondence: None
- D. Declarations of Conflicts of Interest: Commissioner Brunner declared a conflict with item 4B, Mill District.
- E. Disclosures of Ex Parte Communications: None

3. PUBLIC COMMENTS

Valerie White Prune Tree Drive, asked for clarification regarding the recusal. Since she is attending via Zoom she was not able to identify which Commissioner was speaking. She also stated that she would like to see the addition of Commissioner biographies to the website.

Director Duiven responded that Commissioner Brunner was the declarant.

4. PUBLIC HEARINGS

A. Item

Description: TM 2017-03 Extension of Time

Project

Description: Extension of time for an approved Tentative Parcel Map proposing to split the parcel located at 359 Hudson Street into two parcels.

Location: 359 Hudson Street APN: 002-291-033

Applicant: Eric A. Ziedrich, Owner

Environmental

Determination: The project is categorically exempt pursuant to California Environmental Quality Act Guidelines Section 15315 Class 15 Minor Land Divisions.

Senior Planner Ellen McDowell presented the staff report.

Vice Chair Breznikar opened the public input portion of the hearing.

Eric Ziedrich the project applicant introduced himself and offered to answer any questions.

Vice Chair Breznikar closed the public input portion of the hearing.

Senior Planner McDowell confirmed for Commissioner Brunner that the granting of the extension is in conformance with the City Code and the Subdivision Map Act.

Commissioner Luks recounted his experience with extensions and opined that this extension does not present conflicts and stated that it makes sense to approve the request.

Vice Chair Breznikar stated that she has no problem with granting the extension.

On a motion by Commissioner Brunner, seconded by Commissioner Luks the Commission voted 6-0-1 (Eddinger absent) to approve Resolution No. 2022-08 granting a time extension for Tentative Map TM 2017-03 at 359 Hudson Street.

Commissioner Brunner left the room prior to item 4B.

B. Item

Description: DR 2022-06; CUP 2022-03 - Mill District Lot 1: Residential Amenities Building

Project

Description: Major Design Review and Conditional Use Permit applications for construction and operation of a two-story building featuring a ground level fitness center and a second story lounge and pool to be used as an amenity and clubhouse for homeowners in the Mill District. Gross building area is approx. 15,071 SF, including 2,825 SF on the ground level that is dedicated to back of house/circulation uses.

Location: 146 and 164 Healdsburg Avenue (Lot 1 of Mill District project)
APN: 002-870-002

Applicant: Replay Healdsburg, LLC

Environmental

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

Consulting Planner Linda Ruffing presented the staff report.

Commissioner Gerlach asked if it is certain that the hotel will begin construction before this project receives certificate of occupancy. He also asked for clarification of the material of the louvers and the various metal elements. He asked if a pool cover is included or does the Commission need to add a condition of approval to require one.

Planner Ruffing commented that the Commission can add a condition requiring a pool cover.

In answer to a question from Commissioner Luks, Director Duiven stated that while he is aware that Stage 2 conservation measures require pool covers, he is not sure if they are required by the Building Code.

Commissioner McKay asked if the developer would be required to bring in outside water for the pool and if there is any infrastructure for water recycling included as a whole for the project.

Vice Chair Breznikar asked where the blue plaster shown on the materials board will be used and what is the color of the standing seam roof?

Planner Ruffing responded that Stage 2 water restrictions require that the water for the pool be supplied from outside the City system. She described the location of the blue plaster adjacent to the garage door. She stated that the standing seam roof is shown as grey on the materials list.

It was noted that the blue plaster is planned to be used as an element in the hotel building.

Vice Chair Breznikar invited the applicant to speak.

David Hill the project applicant, stated that the applicant team supports the provisions of the staff report. He stated that they are aware of the water conservation stages and what they will need to fill the pool based on the requirements of the conservation stage that exists at the time. He addressed water recycling noting that Saw Mill Circle is the first and only street in town to have purple pipe (recycled water) installed ready for use when the system is extended to the area. He stated that they are willing to install a pool cover. He stated that this project is not tied to the phasing of the hotel and they are asking that there not be any conditions tying the phasing together.

Hill confirmed for Commissioner Luks that they have worked with Public Works regarding the future connection once the recycled water system is extended from the treatment plant.

Vice Chair Breznikar asked about the current condition of the trees on lot 5.

Hill reminded the Commission that the lot 4 and 5 development is separate from this approval but assured Vice Chair Breznikar that they are working closely with an arborist to take care of the trees.

David Delasantos, representing the project architect, described the distressed metal elements as being a blackened steel. The louvers are composed of a light gauge metal that is wrapped with a wood grain material.

In answer to a question from Vice Chair Breznikar, Delasantos confirmed the existence of a cap element over the entrance.

Vice Chair Breznikar opened the public input portion of the hearing.

Lewis Banham(sp) 323 Mason Street, asked about the parking and the use of valet parking.

Planner Ruffing responded that this facility is for the sole use of Mill District residents and it is only required to have accessible parking. The expectation is that the residents will to the facility given its proximity to the residential units. She noted that the hotel on lot 1 is required to provide parking. That parking will be underground and accessed using valet services.

Commissioner Luks described the parking requirements including a shared parking study that is required for the hotel project.

Vice Chair Breznikar closed the public input portion of the hearing.

Commissioner Luks commented that the Commission liked the project when it was presented at the workshop. He said that he would pick a different color for the garage door but would go with the consensus of the Commission. He addressed the proposed wall art installation, saying that he would like to see the initial installation come before the Commission for approval due to its significant location and impact.

Commissioner Hunt said that she is happy to see the use of an art installation and would like to see a local artist featured. She stated that she liked the garage door when it was black and did not think the blue color is appropriate and that it may compete with the art installation. She noted that there will be a large expanse of "blank wall" until the hotel is constructed.

Commissioner Gerlach opined that this project will be good for Healdsburg. He expressed appreciation for the amount of attention that the applicant team has given to the project. He also expressed concern about the length of time that the exposed wall will exist. He said that he loves the idea of the art installation with a possible rotation using local artists. He would be okay with a Commission review of the initial installation. He stated that he is not worried about the color of the door and noted that a dark color is often used for delivery doors to make the inevitable dings less noticeable.

Commissioner McKay stated that he is okay with the color of the door but is also okay with allowing the Director to approve the final color. He said he is a huge fan of reducing the

originally proposed green wall to reduce water consumption and also appreciates the modifications made to the plant palette to emphasize low water use plantings. He stated that the art should feature local artists. A rotating installation would be fantastic. He expressed concern that requiring an initial Commission approval of the art installation would lead to the need for subsequent approvals which he does not see the need for. He also expressed concern about the lag time regarding the blank wall. He noted a strategy that was included in the plans for the hotel that used the temporary placement of boxed trees that would then be used elsewhere and wondered if a similar strategy could be used here. He expressed his appreciation for the work done by staff and the applicant team.

Vice Chair Breznikar commented that the entry to the building does not connect visually with the windowed area of the building. She expressed concerns about the visual flow of the elements on the south elevation. She expressed concern about the size of the pool and the carbon footprint required to fill the pool. She opined that it could be smaller and less of an impact on the environment. She expressed concern about the specific color of grey to be used for the roof. She stated that she is very happy with the art wall. She stated that blue is a color that recedes and might be a good color for the garage door. She would like to see a color that is related somewhere else on the building. Making it more neutral may help to avoid competition with the art wall.

Commissioner Luks asked if Commissioner McKay is more concerned about the north or west elevation in conjunction with the time lag.

Commissioner McKay responded that he is more concerned about the north elevation because of the view from the roundabout.

Planner Ruffing clarified that the north wall faces the railroad tracks and is not really visible from the roundabout. It faces industrial uses.

Director Duiven noted that it is most visible from the Foss Creek Trail.

David Delasantos clarified for the Commission that the west stairwell will be faced with cement plaster. He clarified that the corrugated metal is intended to be used on the roof area as an equipment screen.

Commissioner Hunt asked if something could be done to soften the area on the west elevation to soften the façade until the hotel is constructed.

Planner Ruffing clarified for Commissioner McKay and Commissioner Luks that the rendering misrepresents the siding on the west elevation. The exterior of the elevator shaft will be cement plaster.

Vice Chair Breznikar agreed that it would be nice to have a temporary art installation in that location.

A discussion, resulting in a consensus, ensued regarding additional measures to soften the west elevation until such time as the hotel is constructed, the color of the garage door, and the requirement of a pool cover.

On a motion by Commissioner Luks, seconded by Commissioner Hunt, the Commission voted 5-0-1-1 (Eddinger absent, Brunner abstain) to approve DR 2022-06, and CUP 2022-03 for the Mill District Lot 1 Pool House with the addition of the following conditions:

- Developer shall propose temporary design elements and/or landscaping to soften the expanse of stucco on the north side of the west elevation for the review and approval of the Community Development Director prior to Certificate of Occupancy.
- The initial art/sculpture installation on the south facade of the Amenities Building shall be subject to review and approval by the Community Development Director.

- The garage door and its painted stucco surround shall be painted a neutral color that is compatible with the design palette for the building. The selected color shall be subject to review and approval by the Community Development Director.
- A pool cover shall be required.

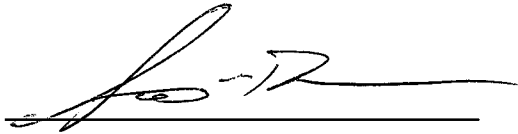
Commissioner Brunner returned to the meeting.

5. COMMISSIONER AND SUBCOMMITTEE REPORTS: None

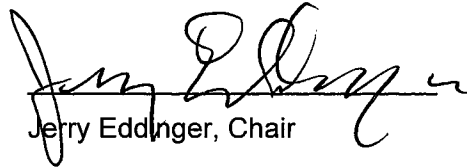
6. DIRECTOR'S REPORT:

- reappointment of Commissioners Breznikar, Luks, and McKay
- possible cancellation of the 7/12/2022 meeting due to lack of items
- election of officers will occur at the next meeting
- update on the Housing Element Update progress

The meeting adjourned at 7:36 PM.



Scott M. Duiven, Secretary



Jerry Eddinger, Chair