



## Planning Commission Meeting Minutes

September 27, 2022 6:00 PM  
City Council Chamber

### 1. ROLL CALL

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

Commissioners absent: Brunner, Gerlach

City Staff present: Community Development Director Scott Duiven, Senior Planner Ellen McDowell, Assistant Planner Jeff Fisher, Administrative Technician Griselda Villarreal

### 2. ADMINISTRATIVE ACTIONS

A. On a motion by Commissioner Eddinger, seconded by Commissioner McKay, the Commission voted 5-0-2 (Brunner and Gerlach absent) to approve the September 27, 2022, agenda.

B. On a motion by Commissioner Eddinger, seconded by Commissioner Breznikar, the Commission voted 5-0-2 (Brunner and Gerlach absent) to approve the September 13, 2022, minutes.

C. Acceptance of Communications and Correspondence: Regarding Item 4B, 155 Dry Creek –

- Bruce Abramson
- California Renters Legal Advocacy and Education Fund
- Janice Watkins

D. Declarations of Conflicts of Interest: Commissioner Eddinger declared a conflict for item 4A 1520 Healdsburg Avenue.

E. Disclosures of Ex Parte Communications: None

### 3. PUBLIC COMMENTS: None

### 4. PUBLIC HEARINGS

*Commissioner Eddinger left the meeting prior to item 4A.*

#### A. Item

**Description:** Major Design Review Application DR 2022-13

#### 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.

Assistant Planner Jeff Fisher presented the staff report.

Ken LaFranchi, the project architect clarified for Commissioner Breznikar that the outdoor break area of the roof will be dark grey in color the balance of the roof is a white TPO partially covered by solar panels that will be behind a parapet and will not be visible. He also clarified that the parking lot will be an asphalt surface. He also confirmed that the exterior lighting fixtures would be night sky compliant.

LaFranchi clarified for Commissioner McKay that the project is solar ready but solar will not be included in the initial construction.

Commissioner Hunt asked about the roof configuration, stating that she really likes the gable treatment at the entrance.

LaFranchi stated that they choose the flat roof configuration because of the height limitations.

Commissioner Breznikar asked about the configuration of the outdoor break area.

LaFranchi stated that the design was intended to provide articulation and variety to the building frontage along Healdsburg Avenue.

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

Commissioner McKay stated that he supports the development of this long-vacant parcel and is happy to see it being used by an existing business that has outgrown their present space.

Commissioner Breznikar expressed her support of the project saying it will be a good addition to that area of town.

Commissioner Hunt expressed her support of the project saying it will be an efficient use of the space.

Chair Luks discussed the future configuration of Healdsburg Avenue and stated that he supports the project.

On a motion by Commissioner Breznikar, seconded by Commissioner Hunt, the Commission voted 4-0-1-2 (Eddinger abstain, Brunner and Gerlach absent), to approve Major Design Review Application DR 2022-13 for construction of a 6,126 square-foot dental clinic building with associated on-site parking and landscaping at 1514 and 1520 Healdsburg Avenue.

*Commissioner Eddinger rejoined the meeting following item 4A.*

**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.

Senior Planner Ellen McDowell presented the staff report.

Chair Luks asked for clarifications on the traffic plan and local preference for residence applications.

Commissioner McKay asked for clarification regarding the Climate Action Plan.

Director Duiven stated that all of the Cities in Sonoma County are a part of the County-wide Climate Action Plan and Healdsburg has its own chapter within that plan.

Karen Massey the project manager for Burbank Housing, presented the applicant's presentation.

Commissioner Eddinger stated that he is happy to see this project progress. He noted that while the presentation mentions housing teachers, police, and fire, the income limits also stated are not consistent with those professions. He stated that he does not like the idea of allowing a U-turn at Dry Creek Road and Grove Street and has concerns about the peak traffic impacts. He personally thinks providing more laundry facilities is more important than more bicycle storage. He acknowledged the significant site constraints and expressed his appreciation for the project design.

Commissioner Breznikar asked if the applicant had seen the green color in use on an existing building and expressed concerns with a dark color on a multi-story building.

Dalene Whitlock the traffic consultant explained why the left turn out of the parking lot would not currently work.

Chair Luks asked if there was a reason that that the island in Dry Creek Road could not be shortened.

Whitlock further described the traffic impacts.

Massey addressed the U-turn issue stating that one of the reasons for allowing the U-turn is to try and keep people from using the neighboring properties to turn around. She stated that they are fairly flexible regarding the building color.

Rick Williams the project architect stated that he has seen a darker color pallet used successfully in other locations. He assured the Commission that the project team would pay close attention to adjusting the paint color as it was applied.

Commissioner Hunt asked about the outreach and marketing strategies that Burbank uses to attract local residents to accomplish the local preference goal.

Massey expressed Burbank's desire to house local populations and related the challenges in accommodating that goal while remaining compliant with fair housing laws. She mentioned working with local outreach organizations to target local applicants.

Commissioner Hunt expressed her concerns about the U-turn and the color. She stated that she likes the color as represented on the renderings but not the color shown on the swatch which is brighter in nature.

Massey acknowledged that color is tough as it is subjective. She suggested having staff field review color options during construction to pin down an acceptable tone.

Massey clarified the density calculations for Commissioner McKay.

Commissioner McKay asked about National Environmental Policy Act (NEPA) approvals.

Massy clarified that this is a 100% affordable housing project and they have applied for Federal Funding which will require that staff go through a NEPA approval process.

Massey clarified the approvals required in conjunction with the wetlands and biological constraints. She stated that the project has received documentation from CDFW stating that it does not cause impacts to CDFW jurisdictional waters. They are in process for a 404 permit with the Army Corps of Engineers and 401 certification from the Regional Water Quality Control Board (RWQCB).

Commissioner McKay questioned the traffic impact study and asked for clarification of peak impacts.

Whitlock described the assumed dispersion of traffic flow from the site. She addressed the issue of the traffic island preventing left turns from the project stating that it may be possible to shorten that island.

A discussion ensued regarding the desirability to accommodate a left turn from the project and avoid U-turns at Grove Street and Dry Creek Road.

Chair Luks asked if it was possible to move the transformer to accommodate trees on Dry Creek Road.

Massey reiterated their willingness to accommodate but pointed out the restriction of the Santa Rosa pipeline easement along the south and east property lines.

Commissioner Breznikar asked about the fencing that protects the wetlands.

Christine Talbot the project landscape architect stated that the fence is 6-feet tall and is intended to provide a safety barrier. She described the fence as welded wire and chain link which is intended to be see-through.

Chair Luks asked Director Duiven for guidance regarding the Commission's purview in conjunction with the traffic configuration on Dry Creek Road.

Director Duiven stated that he is not sure that there is sufficient information for the Commission to craft an alternative solution at this time. He stated that Principal Engineer Curt Bates is attending remotely and related via email that he is not sure that the island can be shortened enough to allow enough room to accommodate the left-hand turn into the project. He stated that the best approach would be to go forward as planned and address issues as they develop.

Chair Luks opened the hearing for public input.

Ramone Meraz - Generation Housing, expressed the goals of their organization and their support for the project. He stated that the project is important for providing workforce and family housing.

Bruce Abramson – Healdsburg, commended the developer for increasing the parking. He expressed concerns regarding the proposed U-turn movement. He also expressed a desire for more trees. He suggested that a different color be used in place of the silver. He stated that otherwise he thinks it is a great project.

Margaret Sluyk – Reach For Home, thanked the Commission and the staff for their work to provide additional affordable housing. She stated that this project will provide a step in the process from transitional housing provided by the L&M Village.

Efren Carrillo - Burbank Housing, expressed his appreciation for the improved project that has resulted from the process. He stated their commitment to ensure that local residents have first opportunity to rent project units.

Crystal Columbus– Corazon Healdsburg, expressed her appreciating for the increase in parking spaces. She stated that one of the hot topics among the rental community in their outreach has been adequate laundry facilities. She stated that Eden Housing had just closed having received over 260 applications, demonstrating the need for affordable housing in this community.

There being no further speakers, Chair Luks closed the public input portion of the hearing.

Chair Luks suggested that the green be a darker color but that the final colors be approved by staff. He expressed concerns regarding the traffic configuration. He suggested proceeding with the proposed plan while recommending that staff continues to work the problem as new traffic patterns develop with the occupation of Enso Village and other projects located at the north end of Healdsburg Avenue. He suggested that staff work with the developer to provide trees at the project entrance, understanding that this may not be possible.

Commissioner Eddinger stated his concerns with the existing traffic issues causing backups at peak times. He stated that he does not feel the island needs to exist and would like to avoid the U-turn. He stated that he really likes the project and thinks it is a great use of a very

constrained piece of property. He does not feel it is a solution for teachers, police, and firemen but it will help other lower income people.

Commissioner McKay thanked the applicant for providing a great project. He stated that while he was likely the driving proponent for increasing the bike storage, he was blown away by the almost 200% increase proposed and in view of the public input would be in favor of reducing the large increase in favor of providing additional laundry units. He noted that everyone will need laundry facilities but not everyone will be a cyclist.

Commissioner Breznikar expressed her appreciation for the scope of the project considering the site constraints. She stated that the colors do not need to be brown and beige to be compatible with the area. She commended the applicant on proposing a great project.

Commissioner Hunt stated that she shares a lot of the opinions that the other Commissioners have expressed. She stated that she would like to see a softer more earth toned green color used and would like to be a part of a final color selection process. She also would like to see more trees integrated into the frontage road if at all possible. She stated her agreement with Commissioner Eddinger's comments regarding the traffic. She expressed her overall support of the project.

Chair Luks stated that he is in support of the project. He asked for consensus on laundry vs bicycle storage.

Massey responded to Chair Luks that they would be happy to add one more washer and dryer. She pointed out that the ratio of appliances to tenants exceeds what they typically see in their projects but they hear the concern.

Chair Luks stated that he does not feel he has the expertise to change the traffic engineer's recommendation, but he also does not see the U-turn as being irreversible.

Commissioner Eddinger stated that he feels the industrial traffic coming from the north on Grove Street has not been taken fully into consideration. He observed that there is a very large empty lot still to be developed at the northwest corner of the intersection.

On a motion by Commissioner McKay, seconded by Commissioner Eddinger the Commission voted 4-0-2 (Brunner and Gerlach absent) to approve Resolution 2022-13 mitigated negative declaration and mitigation monitoring and reporting program.

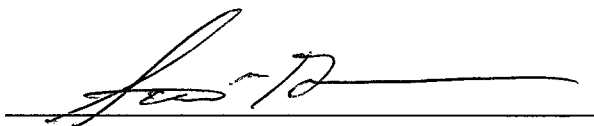
On a motion by Commissioner McKay, seconded by Commissioner Eddinger the Commission voted 4-0-2 (Brunner and Gerlach absent) to approve Resolution 2022-14, Major Design Review DR 2022-01, for Dry Creek Commons a 58-unit, 4-story affordable housing project and associated amenities with 104 on-site parking spaces, adding conditions to provide for staff review of the final color selection and the possibility of adding more trees to the entry area, and provision of additional laundry equipment.

**5. NEW BUSINESS:** None

**6. COMMISSIONER AND SUBCOMMITTEE REPORTS:** None

**7. DIRECTOR'S REPORT:** None

The meeting adjourned at approximately 8:31 PM.



Scott M. Duiven, Secretary



Phil Luks, Chair