



Planning Commission Meeting Minutes - Draft

November 1, 2022 6:00 PM
401 Grove Street, Healdsburg
City Hall - City Council Chamber

1. ROLL CALL

Chair Luks called to order the meeting of the Planning Commission of the City of Healdsburg at 6:00 p.m.

Commissioners present: Breznikar, Gerlach, Hunt, Luks

Commissioners present via Zoom: Brunner, McKay

Commissioners absent: None

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

2. ADMINISTRATIVE ACTIONS

A. Approval of November 1, 2022 Agenda

On a motion by Commissioner Breznikar, seconded by Commissioner Gerlach, the Commission voted 6-0-0 to approve the October 25, 2022, agenda as amended to hear Agenda Item 4B ahead of Agenda Item 4A.

B. Approval of Minutes: None

C. Acceptance of Communications and Correspondence

Correspondence received regarding Item 4A, 607 Johnson Street:

- Kim Bender
- Eric Drew
- Eddie and Donna Merideth

Correspondence received regarding Item 4B, 3 Healdsburg Avenue:

- Sonja Trauss, YIMBY Law
- Emma Maderos

D. Declarations of Conflicts of Interest: None

E. Disclosures of Ex Parte Communications: None

3. PUBLIC COMMENTS

None.

4. PUBLIC HEARINGS

B. Item

Description: DR 2017-17 and HT 2021-02 – 3 Healdsburg Avenue

Project

Description: Design Review and Heritage Tree Permit to remove five existing dwellings and construct five two-story multi-family buildings that comprise a 30-unit apartment project on a 1.2-acre site. Project includes a density bonus and the removal of multiple trees, including five heritage trees. Access to the project will be from Healdsburg Avenue.

Location: 3 Healdsburg Avenue, (southwest corner of Healdsburg Avenue and Kennedy Lane) APN: 088-170-003

Applicant: KHE Holdings, LLC

Environmental

Determination: The project is a categorically exempt pursuant to California Environmental Quality Act Guidelines Section 15303 Class 32, In-fill exemption.

Chair Luks opened the hearing for public input.

Kirsten, 10 Healdsburg Avenue, owner of Russian River Trailer Park, stated that the Park is located directly across the street from the project site and shared her concerns with being able to have direct access to their driveways when they are moving trailers in and out.

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

On a motion by Commissioner Breznikar, seconded by Commissioner Gerlach, the Commission voted 6-0-0 to continue DR 2017-17 and HT 2021-02, Design Review and Heritage Tree permit for 3 Healdsburg Avenue to a date uncertain. The continuance was requested by staff to further review a public comment received prior to the meeting by YIMBY Law.

A. Item

Description: DR 2022-19, HT 2022-04 – 607 Johnson Street

Project

Description: Major Design Review and Heritage Tree Permit to review the retention and restoration of the existing original home, removal of later additions located at the rear of the home, and a new two-story addition to the rear of the original home. The project proposes a new two car garage and ADU at the rear of the property and associated site improvements. The project also proposes the removal of two heritage trees.

Location: 607 Johnson Street: APN 002-091-011

Applicant: Integrity Build Group

Environmental

Determination: The project is exempt from environmental review pursuant to the provisions of the California Environmental Quality Act (CEQA) Guidelines Sections 15301, Existing Facilities, and 153311, Historical Resource Restoration/Rehabilitation.

Senior Planner McDowell presented the staff report and discussed the following:

- Project location
- Project overview
- Existing vs. proposed
- General Plan consistency
- Land Use Code consistency
- California Register of Historic Resources (CRHR)
- Citywide Design Guideline Consistency
- Recommended action

Chair Luks opened the hearing for public input.

The Applicant, Tony Crabb provided a brief presentation and discussed his history of living in Healdsburg and the purchase of 607 Johnson Street. He discussed working with a design team on a design plan that would bring the property back to its former beauty with a design that meets the historic nature of the area and property while modernizing the functionality that meets their needs in today's world. Mr. Crabb discussed working with Stacey DeShazo, Principal Architectural Historian of Evans and DeShazo, on the historic evaluation to ensure that the design remains true to the historic nature of the property. He further discussed working with Arborist Amy Bush of Merge Studio on how to best deal with the overgrown and neglected trees in the landscape area. He stated that he believes they have achieved a plan that the City and neighbors will be pleased with.

Commissioner Gerlach discussed the magnificence of the property. He asked how the applicant plans to preserve the front and inquired about the integrity of the structure, if the lattice work framing the gable was original and whether they considered saving that, and what the basic dimensions on the siding were. He further discussed the transition between new and old and how that may look a little discordant and spoke regarding unified color.

Tony Negri, Integrity Build Group, Inc., responded that the lattice work framing the gable was original and that in conversations with Ms. DeShazo, the intent was to try not to copy the historic elements all the way through the structure itself. He explained the dimensions on the siding, unified color, maintaining trim details, the transition points, defining where the historic line is, and maintaining the integrity of the existing materials.

Julian Cohen, Owner of ARC Design, responded to Commissioner Gerlach's questions regarding siding on the north elevation, and explained that the north elevation is the only elevation with the original siding and the new siding. He also discussed the preservation of the lattice work and stated that they have been asked to differentiate between the old and the new.

Commissioner Hunt said she is impressed with the project and that it is a beautiful and tasteful approach to restoring a lovely property. She asked questions regarding the greenhouse component and would like to know more about the roofline and whether it will be all glass wrapped around and asked whether it will open on the ground level.

Mr. Cohen discussed the structural integrity of the greenhouse and stated that they are unsure of its exact look at this time. He said that they approached a British greenhouse company, but the price was exorbitant, so they are out to bid for the look. He said the basic look will be the same, and it will be steel and not aluminum because they can get the thinner rails and styles to maintain the greenhouse look. He explained that the intent will be when you pull into the garage and you go to the main house that you are in a covered area, but they do not want it to look like a typical building.

Commissioner Gerlach asked if the greenhouse will be a purchased item as opposed to something that would be designed and fabricated.

Mr. Cohen responded that the greenhouse will be designed and fabricated and that they have gone out to bid to a window and door company that makes steel windows and doors.

Commissioner Breznikar said that this is a wonderful restoration of a quirky building and expressed her thoughts regarding color, transitions, delineation between top and bottom floors, adding more detail, concern for the neighbors' view, windows on the accessory structure and the importance of aesthetics and keeping it consistent on both the main dwelling and accessory dwelling. With regard to color, she said that it is a very muted color combination with too much grey. She discussed the transitions between the Queen Anne front and the sides on the north

and west elevations and said that it seems like a stark transition. She said the west elevation looks like a warehouse and there is no delineation between the top floor and the bottom floor with everything being one linear shape and very massive. She said it looks very ordinary for being in a historic zone and suggested adorning some of the sides. She discussed the windows on the accessory structure and noted that they appear to be minimal compared to the Queen Anne windows.

Mr. Cohen responded to Commissioner Breznikar's comments regarding the windows and stated that they are required to keep the original windows on the original portion of the northern elevation.

Mr. Cohen addressed Commissioner Breznikar's comments regarding the neighbors and said they did take the neighbors into account. He said that the neighbor to the west said he endorses the project, and that the view from the north is not visible from the street.

Chair Luks discussed the landscape plan and asked if there any substantial trees that would soften the view of this monolithic two-story façade.

Mr. Cohen said that a 6-foot fence is proposed along the western property line , and they could make sure that the full landscape plan for the permit drawings includes trees to hide that area.

Commissioner Gerlach stated that the reason you cannot see the north elevation is due to the neighboring property having a significant number of trees and brush. He suggested attaching something that that is simple and inexpensive to the building, adjacent to where the elevator is that would give more articulation to that side.

Ms. De Shazo said that they have corner boards on each corner, but they do not have a water table or some sort of separation on the lower section. She thinks there can be more decorative elements without going too far and making it seem as if they are creating a false sense of history. She said that windows can sometimes look flat on-site plans, and they tried to keep the trim consistent with the historic sections of the house. She said that adding trim will add shadowing and create dimension.

Commissioner McKay discussed the number of trees required per City Code for tree removal mitigation. He asked if the Code requires specific species or if there are species being contemplated. He said generally he would recommend native trees and referenced the public comment received related to the removal of trees.

Senior Planner McDowell responded that the City requires heritage tree replacement at a ratio of 3:1. She said the applicants are planting 14 trees on site, which is reflected in their landscape plan, and are only required to plant six as part of their mitigation. The City does not, however, have a requirement that says what type of tree they have to replace them with.

Vice Chair Brunner said that this is a nice plan and that the only elevation that he thinks needs enhancement would be the south elevation because that will be seen from both streets. He said that the westerly portion of the south elevation looks stark and suggests mimicking the east elevation with the Queen Anne style architecture. He said this would include the sliding glass door below it and the roof treatment over the two Queen Anne style windows.

Chair Luks asked for clarification on the elevations of the retaining walls along Johnson Street and Grant Street and asked about fencing and the trellis around the pool.

Mr. Cohen responded that the elevation of the first retaining wall is no more than 30 inches above the pavement as per code, the second retaining wall is about three feet higher than that, the third retaining wall is the same elevation as the second. He said that the landscape plan shows four pomegranate trees along the pool. He said that the pool trellis is going to have five posts, rafter tails heading north and south, and it will be covered in some way so there will be protection from the rain.

Public Comments:

Gary Miksis, 525 Johnson Street, discussed the existing garage and noted that it is permitted for a B&B and asked if once it is destroyed and rebuilt would that permit continue.

John McNulty, 625 Johnson Street, expressed his support of the project.

Martha Hunt, 725 Brown Street, affiliated with the California Native Plant Society and Healdsburg Climate Action, spoke regarding climate change and shared her concerns regarding established tree removals, pool installation, and asked that the community consider the benefits trees provide to the community and the environment.

Don Taylor, 637 Johnson Street, expressed his excitement and support of the project.

Richard Burg, Fitch Street, expressed his excitement and support of the project and stated the importance of the City working on a General Plan update.

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

Commissioner Breznikar discussed the aesthetics and said that the contrast between the Queen Anne and the stark sides of the building on the north and west sides do not seem to be keeping with that historical area. She encouraged adding more detail and working with the colors.

Commissioner McKay appreciated the retention of the street facing façade and encouraged exploration of the details that Commissioner Breznikar discussed. He noted that he appreciates the observance of development standards.

Commissioner Hunt noted the project is lacking a real-life landscape detail and said that the photorealistic rendering takes into context the exact angles that are helpful for primary views. She said she has visited the site and feels that the north side is insulated from view based off how the neighboring house is set up and their existing trees. She thinks if anything is to be enhanced on the details and the design components that tie in the story, her emphasis would be to continue focusing on the southern elevation where the transition is more noticeable. She stated that she likes the awning details that go over the historic windows and thinks that offering another color option would break up the façade. She said that adding awning details over windows could add value. She said to help bridge the story between the two houses they could add some details that are over the Queen Anne to the carriage house garage doors. She said the green house is unique and is a classic component, but it looks very modern, and it is hard for her to visualize. She encouraged the applicant to be very thoughtful about the design of the greenhouse and looks forward to seeing how it comes together.

Commissioner Gerlach thinks the project will be a huge success, and feels they are maintaining the basic geometry and shape. He emphasized considering a little more detail and thinks they

might enjoy the home more. He addressed the tree comments and concerns and said if they can save them, they should try.

Vice Chair Brunner the south elevation could use more enhancement to make it blend and be more cohesive with the Queen Anne style.

Chair Luks said he agrees with Commission comments and feedback. He spoke regarding restoration and referenced the River Belle and the Deas House. He discussed tree concerns, and said he supports the heritage tree removal and asked for more information on where the 14 trees will be planted and what their size will be. He shared his concerns regarding the trees coming down in the face of global warming, and the pool being built in the face of a severe drought. He said he would like to see the six required trees be substantial in size and proposed that they be subject of discussion between the City's arborist and the applicant's arborist as to both location and size. He said he would like to see the trees, at maturity, at least 20 feet in height. He said if something could not be agreed upon between the arborists then it would need to return to the Planning Commission. Chair Luks discussed the north and south elevation and said they have done a good job preserving the existing but encouraged them to work more with the architecture and come up with more articulation on the new addition.

On a motion by Commissioner Gerlach, seconded by Commissioner Breznikar the Commission voted 6-0-0 to approve Resolution No. 2022-16 with the addition of the following conditions:

- The applicant shall work with the applicant's arborist to determine six heritage tree replacement trees of a suitable species and size. The trees shall be reviewed and approved by the City of Healdsburg arborist prior to building permit issuance.
- The applicant shall work with the Architectural Historian who prepared the HRE to determine appropriate building accents and details that will be in keeping with the original 1884 home. The accents shall create depth and visual interest to the north and west elevations without creating a false sense of history.

5. NEW BUSINESS

None.

6. COMMISSIONER AND SUBCOMMITTEE REPORTS

None.

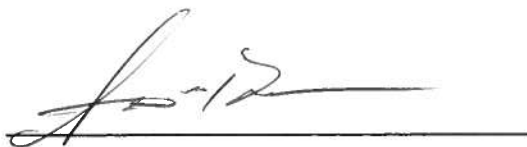
7. DIRECTOR'S REPORT

Director Duiven provided information regarding:

- The November 8, 2022, Regular Planning Commission Meeting, and the cancellation of the November 22, 2022 Planning Commission meeting.

8. ADJOURNMENT

The meeting adjourned at 7:19 PM.



Scott M. Duiven, Secretary



Phil Luks, Chair