



Planning Commission Meeting Minutes

January 11, 2022 6:00 PM
Held Virtually Via Zoom

1. ROLL CALL

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

Commissioners absent: Eddinger

City Staff present: Community Development Director Scott Duiven, Senior Planner Joel Galbraith, Administrative Specialist Shawn Sumpter

2. ADMINISTRATIVE ACTIONS

A. On a motion by Commissioner Luks seconded by Commissioner Hunt the Commission voted 5-0-1 (Eddinger absent) to approve the January 11, 2022, agenda.

B. On a motion by Commissioner McKay, seconded by Commissioner Luks, the Commission voted 5-0-1 (Eddinger absent) to approve the December 14, 2021 minutes.

C. Acceptance of Communications and Correspondence: Correspondence was acknowledged regarding item 4A, having been forwarded to the Commission, from the following:

- Jim Heid
- William Korth
- Jonathan Pearlman
- William Seppi
- Michael Hildbold
- Clayton Muhleman
- Christina Stafford
- Stephanie Callimanis Turk
- Dan Pizza
- Patrick Streb
- Richard Butler
- Adrienne Butler
- Teri Fuhrer
- Jeff Komar

D. Declarations of Conflicts of Interest: None.

E. Disclosures of Ex Parte Communications: None.

3. **PUBLIC COMMENTS:** None (Note: Technical issues prevented the public from attending the meeting.)

4. PUBLIC HEARINGS

A. Item

Description: DR 2017-17 and HT-2021-02

Project

Description: Design Review and Heritage Tree Permit to remove five existing dwellings and construct a two-story, 30-unit apartment project on a 1.2-acre site. Project includes a density bonus and the removal of multiple trees. Driveway access to the 45 parking spaces will be from Healdsburg Avenue.

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

Applicant: KHE Holdings, LLC

Environmental

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

On a motion by Commissioner Brunner, seconded by Commissioner Hunt, the Commission voted 5-0-1 (Eddinger absent) 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 the applicant to allow for time to hold a neighborhood meeting, make modifications to their plans, and hold a Planning Commission workshop prior to returning for a public hearing.

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

6. **DIRECTOR'S REPORT:**

- acknowledgement of technical issues with tonight's meeting,
- status of Planning Commissioner appointment,
- status of the Housing Element Update process,
- workshop regarding 400 Healdsburg Avenue on 1/25.

The meeting adjourned at approximately 6:20 PM.

Scott M. Duiven, Secretary

Jerry Eddinger, Chair