



Planning Commission Meeting Minutes

February 23, 2022 6:00 PM
Meeting held virtually via Zoom

This session of the Planning Commission began as a workshop regarding DR 2022-01 Dry Creek Commons and was immediately followed by the regular meeting.

Planning Commission Regular Meeting (Immediately following the workshop)

1. ROLL CALL

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

Commissioners absent: Breznikar

City Staff present: Community Development Director Scott Duiven, Contract Planner Linda Ruffing, City Attorney's Office Eric Philips

2. ADMINISTRATIVE ACTIONS

- The Commission voted 5-0-1 (Breznikar absent) to approve the February 23, 2022 agenda.
- The Commission voted 5-0-1 (Breznikar absent) to approve the January 11, 2022 minutes.
- Acceptance of Communications and Correspondence: None
- Declarations of Conflicts of Interest: None
- Disclosures of Ex Parte Communications: None

3. PUBLIC COMMENTS: None

4. PUBLIC HEARINGS

- **Item**

Description: Enso Village Senior Living Community Entitlement Amendments (DA 2020-01.01; CUP 2019-04.01; CUP 2020-02.01; DR 2020-09.01)

Project

Description: The project applicant seeks amendments to the North Village Development Agreement and other project entitlements to: (a) modify the affordability level for 10 units of designated "Very Low Income" senior housing. Five units would be for "Low Income" households and five units would be for "Moderate Income" households; (b) authorize a reduction in onsite parking by eliminating 20 spaces in the car barn and adding five on-site surface parking spaces for a net reduction of 15 parking spaces; and (c) authorize minor modifications to the car barn design to accommodate a change in the vehicle lift system

Location: 1801 Boxheart Drive (parent address 16977 Healdsburg Avenue)
APN: 091-060-037

Applicant: Kendal at Sonoma, a Zen Inspired Community

Environmental

Determination: The Healdsburg City Council certified the Final Environmental Impact Report (FEIR) for the North Entry Area Plan (SCH# 2018062041) and adopted related findings, a Mitigation Monitoring and Reporting Program, and a Statement of Overriding Considerations (May 20, 2019). An Environmental Checklist & Addendum to the FEIR were prepared for the Master Conditional

Use Permit for the North Village Project (MCUP 2019-04) that was approved by the Planning Commission on February 11, 2020; and the Development Agreement for the North Village Project (DA 2020-01) that was adopted by the City Council on April 6, 2020.

Linda Ruffing Consulting Planner presented the staff report.

Commissioner Luks pointed out an area near the Meadows buildings and asked if additional parking spaces could be located there.

Ruffing explained that there are drainage facilities that extend through that area of the project.

Ruffing provided clarification about the use of the parking spaces directly adjacent to the carbarn in response to a question from Commissioner Brunner.

Chair Eddinger asked if Commissioner Luks had any concerns about the changes to the car barn as he had made several comments during the original review.

Commissioner Luks stated that he did not have any additional concerns.

Chair Eddinger opened the public input portion of the hearing.

Erin Carlstrom, the applicant's attorney, expressed her appreciation for the Commission's review and offered their team for questions.

Steve Bailey representing Kendal, described the conditions that require the reduction in parking. He confirmed that the area suggested for additional parking by Commissioner Luks would impact wetlands areas.

Jeff Loustau, the project architect, described the parking modifications, valet operations, and the site challenges.

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

Commissioner Luks stated that he did not have any issues with the affordability modifications. He stated that he feels that the City Council should negotiate to increase the contribution of the developers to the fire substation.

Chair Eddinger stated that he agrees that the affordability modifications need to be made to make this project work.

On a motion by Commissioner Luks, seconded by Commissioner Gerlach the Commission voted 6-0-1 (Breznikar absent) to approve Resolutions 2022-02 and 2022-03.

- **Item**

Description: North Village Development Agreement Amendment for Fire Substation (DA 2020-01.02)

Project

Description: An amendment to the North Village Development Agreement is proposed to transfer responsibility to the City of Healdsburg for the public bidding, contracting and construction process for the Healdsburg Fire Substation. The North Village developer would remain responsible for a \$2 million developer contribution for the Fire Substation as specified in the North Village Development Agreement.

Location: 16977 Healdsburg Avenue
APN: 091-060-025, 091-060-037, 091-060-39, 091-060-040, 091-060-041

Applicant: CCS Healdsburg, LLC

Environmental

Determination: The Healdsburg City Council certified the Final Environmental Impact Report (FEIR) for the North Entry Area Plan (SCH# 2018062041) and adopted related findings, a Mitigation Monitoring and Reporting Program, and a Statement of Overriding Considerations (May 20, 2019). An Environmental Checklist & Addendum to the FEIR were prepared for the Master Conditional Use Permit for the North Village Project (MCUP 2019-04) that was approved by the Planning Commission on February 11, 2020; and the Development Agreement for the North Village Project (DA 2020-01) that was adopted by the City Council on April 6, 2020.

Contract Planner Linda Ruffing presented the staff report.

Chair Eddinger asked why staff thinks that the public bid process will cost less than private developer construction.

Ruffing explained that as soon as the City contributes funds, which will be necessary due to rising construction costs, it becomes a public project subject to the public contract code.

Commissioner Eddinger stated that although he likes the project, he still does not believe the City needs a fire substation. He stated that this belief will not cause him to vote against the project.

Commissioner Gerlach asked if there is availability for negotiation for more funds to complete the project from Montage (Saggio).

Chair Eddinger stated that he believes that Montage has completed their obligations. He stated that he does not believe that negotiations can be reopened to require more funding. He spoke to the substantial increase in construction costs as being the issue.

On a motion by Commissioner Gerlach, seconded by Commissioner Luks the Commission voted 5-1-1 (Breznikar absent, Bruner against) to approve resolution 2022-04.

5. COMMISSIONER AND SUBCOMMITTEE REPORTS:

- Chair Eddinger recognized the addition of Senior Planner Ellen McDowell to the staff and the roll of Administrative Specialist Griselda Villarreal in providing additional support to the Commission.
- Commissioner Hunt reported on the progress of the Housing Element Working Group.

6. DIRECTOR'S REPORT: Director Duiven provided information regarding:

- March 8, 2022, Saggio Hills Affordable Housing Workshop and a presentation by the Housing Element update consultant team.
- City Council moving to hybrid meetings starting March 21, 2022
- April 12, 2022, tentative date for Verizon hearing.

In closing, Chair Eddinger expressed his pride in Healdsburg's continuing commitment to providing affordable housing.

The meeting adjourned at 8:23 PM.

Scott M. Duiven, Secretary

Jerry Eddinger, Chair