



Agenda Item #:	4.A
Meeting Date:	June 28, 2022
Prepared By:	Ellen McDowell, Senior Planner
Reviewed By:	<i>Scott M. Duiven</i> Scott Duiven, Community Development Director

STAFF REPORT

REQUEST FOR PLANNING COMMISSION ACTION

PROPERTY ADDRESS: 359 Hudson Street

APPLICANT: Eric Ziedrich, property owner

SUBJECT: Extension of Time for Tentative Parcel Map Application TM 2017-03

RECOMMENDED ACTION:

It is recommended that the Planning Commission approve Resolution No. 2022-08 approving an extension of time for Tentative Parcel Map TM 2017-03 extending the map approvals by four years.

PROJECT DESCRIPTION:

The project involves the subdivision of the 3.63-acre site into two (2) lots (Parcel 1 – 1.26 acres; Parcel 2 – 2.37 acres). No development is being proposed as part of this application.

BACKGROUND/DISCUSSION:

On November 14, 2017, the Planning Commission held a public hearing and by Resolution No. 2017-18 approved tentative map application TM 2017-03 to subdivide the property at 359 Hudson Street into two parcels. Pursuant to Healdsburg Municipal Code Section 17.04.130 a tentative map expires 24 months from its approval, therefore the map would expire on November 14, 2019.

Prior to tentative map expiration, the subdivider may request an extension of time no less than 30 days before the map is set to expire. Pursuant to Healdsburg Municipal Code Section 17.04.130(B) a 12-month extension of time may be granted by the Community Development Director. On September 12, 2019, the Community Development Director approved a one-year extension of time, extending the map approvals to November 17, 2020.

In response to the COVID-19 pandemic, Assembly Bill 1561 was passed on August 25, 2020 adding additional time extensions for subdivision maps that were set to expire before December 31, 2021. This bill extended pre-building entitlements for housing developments that were issued by cities and counties for 18 months. Since the approved tentative map could potentially provide housing in the future, the 18-month time extension was applied. As such, the new expiration date for the map became July 17, 2022.

On May 13, 2022 the City received a request for an additional time extension citing unanticipated time frames for the demolition and construction of the new Healdsburg Lumber location. The demolition of the structures at 359 Hudson Street cannot occur until the new Healdsburg Lumber location is completed. Pursuant to Healdsburg Municipal Code Section 17.04.130(D) the Planning Commission

may extend the map for a period not to exceed four years. The new tentative map expiration date would be July 17, 2026. The project will not be eligible for any more extensions of time.

GENERAL PLAN CONSISTENCY:

The Tentative Map is consistent with the Healdsburg 2030 General Plan in that the designation of the property is Mixed Use (MU) and Medium Density Residential (MR). These land use classifications provide for both commercial and residential uses. The proposed tentative map will not alter the current land use on site and is therefore consistent with the allowed uses of the MU and MR designations.

ENVIRONMENTAL ANALYSIS:

The project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15315 Class 15 Minor Land Divisions in that the tentative map is located within an urbanized area zoned for residential and commercial uses, creates fewer than four parcels, no variances or exceptions are required, all City services and access is available to the site, the parcel was not divided within the previous two years, and the parcel does not have an average slope greater than 20 percent.

Attachments:

1. Resolution No. 2022-08
2. November 14, 2017 Planning Commission Staff Report
3. September 12, 2019 Extension of Time
4. December 17, 2020 AB1561 Extension of Time
5. May 13, 2022 Planning Commission Time Extension Request