



MINUTES - DRAFT
Healdsburg Planning Commission

March 14, 2023 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: Barber, Breznikar, Gerlach, Hunt, Luks, McKay

Commissioners absent: Wood

City Staff present: Community Development Director Scott Duiven, Senior Planner Joel Galbraith, and Administrative Technician Amanda Gray

2. ADMINISTRATIVE ACTIONS

A. Approval of March 14, 2023 Agenda

On a motion by Vice Chair Breznikar, seconded by Commissioner McKay, the Commission voted 6-0-1 (Wood absent) to approve the March 14, 2022 agenda.

B. Approval of the February 28, 2023 Regular Meeting Minutes

On a motion by Commissioner Gerlach, seconded by Commissioner Hunt, the Commission voted 6-0-1 (Wood absent) to approve the February 28, 2023, regular meeting minutes

C. Acceptance of Communications and Correspondence - None

D. Declarations of Conflicts of Interest - None

E. Disclosures of Ex Parte Communications - None

3. PUBLIC COMMENTS

None.

4. PUBLIC HEARINGS

A. Item

Description: Foley Family Community Pavilion
 DR 2022-03, CUP 2022-02, V 2022-01, HT 2022-01, LLA 2022-01, LUA 2022-01, and GPA 2022-01

Project

Description: Design Review to rehabilitate the existing, approximately 13,300 square foot warehouse building to accommodate a community events pavilion. The project will pave and stripe the existing gravel parking lot to include 42 surface parking spaces, including two accessible spaces. Vehicular access to the site will be provided by an existing driveway that will be reconfigured, and access from the site will be provided by a new driveway at the southeast corner of the parking lot. The project also includes a General Plan Amendment to redesignate the site to Public and Quasi Public, a Zoning Amendment to redesignate the site to Public, a Lot Line Adjustment/Merger to merge the project parcels into one contiguous parcel, a Conditional Use Permit, a Variance to encroach within the 35-foot riparian setback, and a Heritage Tree Permit to remove two trees.

Location: 3 North Street (Northeast corner of North Street and Grove Street) Assessor Parcel Nos.: 002-173-002, 003, -021

Applicant: City of Healdsburg Community Services/Parks and Recreation Department

Environmental

Determination: A Mitigated Negative Declaration has been prepared for the project pursuant to the California Environmental Quality Act.

Senior Planner, Joel Galbraith, introduced the item and summarized the staff report. Mr. Galbraith provided a project overview and discussed the project site, proposed project site plan, exterior and interior view, elevations, materials, landscape plan, property history, project history, 2016 City Council direction, 2017 schematic design, 2021 schematic design, 2023 proposed design, historic resource, Citywide Design Guidelines, General Plan amendment, Land Use Code amendment, riparian setback variance, conditional use permit, heritage tree permit, CEQA Mitigated Negative Declaration, and the requested action.

Community Services Director, Mark Themig, and Don Tomasi, Principal at TLCD Architectural, and Andrea Cochran, Founding Principal at Andrea Cochran Landscape Architecture (ACLA), provided a presentation and discussed the planning horizon, concept design and direction, schematic design and city council direction, site design considerations including the Healdsburg Farmer's Market, community and special event space, history, and art. He also discussed the Foley family pledge, materials to be used and the final design.

Commission and staff discussion ensued regarding questions on what is included in the direct plan, roll up screening, art installations, security, shading, parking, seating, lighting, landscaping, events, finalizing the design process, building facade, symmetry of the east side of the building, property on the northeast corner, relationship with the Farmer's Market, final cost estimates, screening of the chain link fence on the west side of the building, the agreement with Duchamp Healdsburg and bridge access, public notification process for CEQA, SMART station relocation and Assembly Bill 2097.

Nick Peters, Summit Engineering, answered Commissioner questions regarding what would be provided with the AV system.

Chair Luks opened the hearing for public input.

Mark Luzaich, owner of Duchamp Healdsburg, spoke in support of the project, and praised Community Services Director Mark Themig. He discussed the Joint Agreement for Emergency Vehicle Access and how it benefits both projects.

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

Commissioner Barber spoke in support of the project and shared his love of the details and elements that are involved. He discussed the unhoused and concerns with security and the removal of the chain link fence in the future.

Commissioner McKay spoke in support of the project and said he likes the open-air concept, the event space that is being provided, and his excitement for the Farmer's Market to have a dedicated space.

Commissioner Gerlach spoke in support of the project, echoed Commissioner's McKay's comments, and shared his excitement.

Commissioner Hunt spoke in support of the project and agreed with Commissioner comments. She said it is a unique and dynamic space for the community and shared her excitement for it to move forward.

Vice Chair Breznikar spoke in support of the project and commended all those involved. She said she loves how the historical elements have been preserved and repurposed and is happy to see this move forward.

Chair Luks spoke in support of the project and shared how much it is going to benefit the community. He commended all the additional changes and improvements to the design that have been made since Council approval. He said he is grateful to the Foley family and the community benefactors who have stepped forward. He urged the City to start work as soon as possible.

On a motion by Commissioner McKay, seconded by Vice Chair Breznikar, the Commission voted 6-0-1 (Wood absent) to approve Resolution No. 2023-09 recommending to the City Council adoption of the Mitigated Negative Declaration for the Foley Family Pavilion.

On a motion by Commissioner Gerlach, seconded by Commissioner Hunt, the Commission voted 6-0-1 (Wood absent) to approve Resolution No. 2023-10 recommending to the City Council adoption of a General Plan Amendment GP 2022-01 for the Foley Family Pavilion project site.

On a motion by Commissioner Gerlach, seconded by Commissioner Hunt, the Commission voted 6-0-1 (Wood absent) to approve Resolution No. 2023-11 recommending to the City Council adoption of Land Use Code Amendment LUA 2022-01 for the Foley Family Pavilion project site.

On a motion by Commissioner McKay, seconded by Commissioner Barber, the Commission voted 6-0-1 (Wood absent) to approve Resolution No. 2023-12 approving Design Review DR 2022-03, Conditional Use Permit CUP 2022-02, Variance V 2022-01 and Heritage Tree Permit HT 2022-01 for the Foley Family Community Pavilion project subject to City Council adoption of the Mitigated Negative Declaration, and City Council Approval of the General Plan Amendment and Rezoning.

5. NEW BUSINESS

None.

6. COMMISSIONER AND SUBCOMMITTEE REPORTS

None.

7. DIRECTOR'S REPORT

Director Duiven stated that a Planning Commission Workshop is scheduled for March 28, 2023, (following the regular Commission meeting), regarding the North Village Town Houses.

8. ADJOURNMENT

The meeting adjourned at 7:32 p.m.

Scott M. Duiven, Secretary

Phil Luks, Chair