



Agenda Item #:	<u>3</u>
Meeting Date:	<u>April 25, 2023</u>
Prepared By:	<u>Linda Ruffing, Planning Consultant</u>
Reviewed By:	<u>Scott M. Duiven</u> Scott Duiven Community Development Director

PLANNING COMMISSION WORKSHOP

PROJECT TITLE: Mill District - Lot 6 Residential /Commercial Project

SUBJECT: Planning Commission Workshop to review conceptual plans for 12 residential units and a commercial building on Lot 6 of the Mill District project. The residences would be located on three levels above an at-grade parking structure. The residential building is approximately 21,250 square feet in size and 50' in height. An approximately 1,500-square foot single-story commercial building is proposed on the Healdsburg Avenue frontage of the site. The existing grove of trees along the north edge of the site would be protected.

PROPERTY ADDRESS: 130 Healdsburg Avenue. Lot 6 is located at the northeast corner of Healdsburg Avenue and South Street.

ASSESSOR'S PARCEL NO.: APN 002-870-007

GEN'L PLAN & ZONING: Mixed Use (MU)

OWNER/APPLICANT: Replay Healdsburg, LLC

RECOMMENDED ACTION:

The Planning Commission will conduct a workshop to receive a presentation from the applicant, Replay Healdsburg, LLC regarding the proposed development of residential and commercial buildings on Lot 6 within the Mill District project. The purpose of the workshop is for the Planning Commission to receive public input on the project and to provide informal feedback to the applicant and City staff regarding the conceptual development plans. No official action will be taken.

BACKGROUND:

In 2019, the City Council and Planning Commission approved master entitlements for a mixed-use development on a 9.59-acre former industrial site in central Healdsburg to be known as the Mill District. When complete, the Mill District will include up to 208 residential units, a 53-key hotel, up to 15,000 square feet of commercial space, a 0.78-acre park, and associated site improvements.

To date, the following entitlements have been approved for the Mill District project along with several extensions and minor revisions to permits:

- **January 8, 2019:** Mill District Conditional Use Permit, Historic Demolition Permit and Heritage Tree Permit (CUP 2017-12, MISC 2017-01, HT 2017-02)
- **March 11, 2019:** Mill District Tentative Subdivision Map (TM 2017-01). Mill District Final Map approved by City Council on April 6, 2020.
- **April 1, 2019:** Mill District Development Agreement (DA 2018-01). Three insubstantial amendments to the DA have been administratively approved.
- **June 25, 2019:** Lot 7 Design Review for 41-unit affordable housing project (DR 2019-10)
- **February 11, 2020:** Lot 7 Design Review Revision (DR 2019-10.01)
- **February 25, 2020:** Lot 5 Design Review for Park (DR 2019-24)
- **March 10, 2020:** Lot 4 Design Review & Variance for 39 residential townhomes (DR 2019-05, V 2021-01). Permit subsequently amended to allow for 43 units.
- **April 26, 2022:** Master Conditional Use Permit amendment to allow phased design review for Lot 1 and to remove prohibition on restaurant uses in conjunction with hotel on Lot 1 (CUP 2017-12.01)
- **June 28, 2022:** Design Review and Conditional Use Permit for Residential Amenity Building on Lot 1 (DR 2022-06; CUP 2022-03)
- **February 24, 2023:** Lot 5 Design Review for Park (DR 2022-22). Previously approved Design Review permit for Park had expired.

The Planning Commission's April 25, 2023 workshop will provide an opportunity for the Replay design team to present their plans for a 12-unit residential structure and a 1,500 square foot commercial building on Lot 6 of the Mill District site ([Attachment 1](#), Site Location Map). They will discuss the various considerations that informed the proposed siting and design of the buildings. The workshop is an opportunity for the applicant and the Commission to have an informal and free-flowing discussion about the project. Topics of interest that are identified by Commissioners can be explored in more detail as the plans are refined for Lot 6 and the development review process moves forward. No formal action will be taken by the Planning Commission.

At this time, no application has been submitted for the Lot 6 Design Review. Following the Planning Commission workshop, a full application will be prepared. Prior to taking action on permits for Lot 6, the Planning Commission will receive a thorough analysis of the project's consistency with applicable policies and regulations along with a staff recommendation and suggested findings and conditions.

PROJECT DESCRIPTION:

Lot 6 is a .485-acre parcel located at the northeast corner of South Street and Healdsburg Avenue as shown on [Attachment 1](#) (Lot 6 Site Location Map). It is bounded on the north by Lot 5 which will be developed with a privately-owned but publicly-accessible park and a future residential building with ground floor commercial uses. To the east, Lot 6 adjoins Lot 5 upon which 43 townhomes in three buildings are currently under construction. To the west is Healdsburg Avenue and to the south is South Street.

The applicant's narrative description for the proposed Lot 6 project is presented in Attachment 2 (Lot 6 Project Narrative). Preliminary conceptual plans for the project are presented in Attachment 3 (Lot 6 PC Workshop Plan Set). The Plan Set includes a site plan, floor plans, renderings, grading and utility plan, preliminary landscape plan, preliminary planting palette, site lighting and furnishings, and information about usable open space and unit size.

At the workshop, the applicant and the project design team will provide a detailed presentation of the plans for the Lot 6 project. They will respond to questions and solicit feedback from the Planning Commission. Staff will work with the applicant to ensure that feedback provided by the Planning Commission is addressed prior to the project returning to the Commission for a public hearing and action on the Design Review applications.

DESIGN REVIEW PROCESS:

Through the Design Review process, the Planning Commission is tasked with ensuring that new development is attractive and enhances the appearance of the community, that the best possible traffic circulation is obtained, that the design and layout of new development is in scale and character with surrounding uses, and that new development complies with policies of the Healdsburg General Plan and the Central Healdsburg Avenue Plan and regulations in the City's Land Use Code.

In order to approve the Design Review permit, the following findings must be made:

1. The proposed development or use is consistent with all applicable policies and requirements of the General Plan and Land Use Code.
2. The proposed design of the development or use, and all appurtenant structures, is consistent with the policies set forth in the Citywide Design Guidelines, as may be amended from time to time.
3. The proposed development or use is consistent with the purposes of the zoning district in which it is located.
4. The proposed development or use is consistent with all other conditions imposed by the planning commission or City Council with respect to any matter related to the purpose of design review.
5. For proposed developments or uses in the Central Healdsburg Avenue Plan area, the design of the development or use, and all appurtenant structures, is consistent with the policies set forth in Chapter IV, "Building Design Framework," of the Central Healdsburg Avenue Plan, as may be amended from time to time.

ENVIRONMENTAL ANALYSIS:

The environmental review for the Mill District project ("Project") relied upon the certified EIR for the Central Healdsburg Avenue Plan ("CHAP") which was prepared pursuant to the California Environmental Quality Act (Pub. Res. Code § 21000, et seq.) ("CEQA"), and certified by the Healdsburg City Council on January 21, 2014 (State Clearinghouse No. 2012112011). An Environmental Checklist and a Certificate of Determination prepared for the Project each concluded that:

1. The Project would not result in any significant impacts that: (1) are peculiar to the Project or Project site; (2) were not identified as significant project-level, cumulative, or off- site effects in the CHAP EIR; or (3) were previously identified significant effects, which as a result of substantial new information that was not known at the time that the CHAP EIR was certified, are determined to have a more severe adverse impact than discussed in the CHAP EIR. As a result, pursuant to Section 15183, the Project is exempt from further environmental review under CEQA.

2. The Project would not cause new significant impacts not previously identified in the previously certified CHAP EIR, nor result in a substantial increase in the severity of previously identified significant impacts. No new mitigation measures would be necessary to reduce significant impacts. No changes have occurred with respect to circumstances surrounding the CHAP that would cause significant environmental impacts to which the Project would contribute considerably, and no new information has been put forward that shows that the Project would cause significant environmental impacts. Therefore, no supplemental environmental review is required for the Project in accordance with Public Resources Code Section 21166, and CEQA Guidelines Sections 15162 and 15164.
3. The Project would not cause new significant impacts not previously identified in the previously certified CHAP EIR, which may serve as a “Program EIR” under CEQA, nor result in a substantial increase in the severity of previously identified significant impacts. No new mitigation measures would be necessary to reduce significant impacts. No changes have occurred with respect to circumstances surrounding the CHAP that would cause significant environmental impacts to which the Project would contribute considerably, and no new information has been put forward that shows that the Project would cause significant environmental impacts. Therefore, no supplemental environmental review is required for the Project in accordance with CEQA Guidelines Sections 15162 and 15168.

The proposed development of Lot 6 is a component of the Mill District project, and as such, its environmental impacts were considered as part of the environmental review for the Mill District project. All mitigation measures identified for the Mill District project will apply to the development of Lot 6 pursuant to the Mitigation Monitoring Reporting Program (MMRP) previously adopted as part of the Project Approvals. No additional environmental review would be required for the proposed Lot 6 development.

FISCAL IMPACT:

The Mill District project is a privately funded development. The Project will generate property tax, sales tax and transient occupancy tax revenue which will help to offset the City's costs of providing services to the Project. All City costs for processing Mill District project entitlements are funded by the applicant in accordance with a Cost Recovery Agreement between Replay Healdsburg, LLC and the City of Healdsburg.

ATTACHMENTS:

1. Lot 6 Site Location Map
2. Lot 6 Project Narrative (04-14-23)
3. Lot 6 PC Workshop Plan Set (04-04-23)