



MINUTES - DRAFT
Healdsburg Planning Commission
Regular Meeting and Workshop
 April 25, 2023 6:00 PM
 401 Grove Street, Healdsburg

The workshop commenced immediately following the adjournment of the regular Planning Commission meeting which began at 6:00 p.m.

Planning Commission Regular Meeting

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, Wood
 City Staff present: Community Development Director Scott Duiven, Planning Consultant Linda Ruffing, Assistant Planner Jeff Fisher and Administrative Technician Amanda Gray

2. ADMINISTRATIVE ACTIONS

A. Approval of Agenda for April 25, 2023

On a motion by Commissioner Wood, seconded by Commissioner Hunt, the Commission voted 7-0-0 to approve the April 25, 2023 agenda.

B. Approval of Minutes for April 11, 2023

On a motion by Commissioner McKay, seconded by Commissioner Gerlach, the Commission voted 7-0-0 to approve the April 11, 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: Amendment to previously approved Design Review Application DR 2003-02 (Continued from the April 11, 2023 Planning Commission Meeting)

Project

Description: A request to remove a condition of approval for an approved design review application for a gas station (Valero). The specific condition of approval imposed by the Planning Commission prohibited the use of “trademark colors” on the gas station canopy. The applicant is requesting the ability to use “trademark colors” on the existing canopy.

Location: 186 Dry Creek Road

Applicant: Gus Ortega / Sign Development Inc.

Environmental

Determination: The project is exempt from environmental review pursuant to the provisions of the California Environmental Quality Act (CEQA) Guidelines Section 15301 (Class 01), Existing Facilities.

Assistant Planner, Jeff Fisher, introduced the item, summarized the staff report and stated that this item was continued from the April 11, 2023, Planning Commission Meeting. Mr. Fisher discussed the project site, background, previous renovations, originally proposed colors, Planning Commission feedback received at the April 11, 2023 meeting, and the revised proposal.

Commission and staff discussion ensued regarding questions on the canopy light bar, dark sky compliancy and clarification of colors.

Chair Luks opened the hearing for public input.

Bobby O’Hare, Sign Development Inc., spoke on behalf of the applicant team, and assured the Commission that the light bar is dark sky compliant and offered to answer any additional questions the Commission may have.

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

Commissioner Gerlach thanked the Applicant for working with staff and with the Commission noting that it reflects the Applicant’s long commitment to the City of Healdsburg.

Vice Chair Breznikar and Commissioner Hunt were absent from the April 11, 2023, meeting where this item was first heard and continued to a date certain. Consistent with the Commission Bylaws, Vice Chair Breznikar and Commissioner Hunt stated for the record that they read the meeting minutes and listened to the meeting recording where this item was heard and therefore can make an informed decision on the item.

On a motion by Commissioner McKay, seconded by Commissioner Gerlach, the Commission voted 7-0-0 to approve Resolution No. 2023-15 approving an amendment to Design Review Application DR 2003-02 to allow the use of trademark colors for the Valero Gas Station located at 186 Dry Creek Road (APN 089-081-023).

5. NEW BUSINESS

None.

6. COMMISSIONER AND SUBCOMMITTEE REPORTS

None.

7. DIRECTOR’S REPORT

None.

8. ADJOURNMENT

The meeting adjourned at 6:19 p.m.

Scott M. Duiven, Secretary

Phil Luks, Chair

Planning Commission Workshop

1. CALL TO ORDER/INTRODUCTIONS

Chair Luks called to order a Planning Commission Workshop of the City of Healdsburg at 6:20 p.m.

2. ROLL CALL

Commissioners present: Barber, Breznikar, Gerlach, Hunt, Luks, McKay, Wood

City Staff present: Community Development Director Scott Duiven, Planning Consultant Linda Ruffing, and Administrative Technician Amanda Gray

3. DISCUSSION (Workshop)

Application: Mill District Lot 6 - Mixed Use Project

Project

Description: Review conceptual plans for development of 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.

Location: 130 Healdsburg Avenue. Lot 6 is located at the northeast corner of Healdsburg Avenue and South Street. It is bounded by Lot 5 (future park) on the north and Lot 4 (43 condos, under construction) on the east.

Applicant: Replay Healdsburg, LLC

Environmental

Determination: The project is exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15183 and 15132. The Mill District project was evaluated for consistency with the Central Healdsburg Avenue Plan ("CHAP") Environmental Impact Report as part of City approvals for a Tentative Map, Conditional Use Permit, Heritage Tree Removal, and Historic Structure Removal.

Planning Consultant, Linda Ruffing, introduced the item and summarized the staff report. Ms. Ruffing provided a project overview and discussed the North Village Parcel 6 site plan, Land Use Plan, Mill District Master Entitlements, and Design Review considerations.

Dave Despres, Senior Development Manager for Replay Destinations, Kirsten Ring Murray, Principal/Owner of Olson Kundig, Eric Gunderson, Architect with Olson Kundig, and Tracy Stendal, Architect with Olson Kundig, (Applicants) discussed the project design, notable design considerations, Development Agreement compliance, plant palette and site amenities, building materials, commercial building elevations, and residential building elevations.

Commission, Applicant, and staff discussion ensued. The Commission shared their concerns, provided feedback, and made suggestions which included the following:

- a. Provide documentation confirming that parking stackers can be installed after project construction.
- b. Provide details for landscaping/furnishing of entry courtyard/shared outdoor space.
- c. Is it possible to add private outdoor space (balconies) for the two studio units?
- d. Provide floor plans for all the units.
- e. Plan set should include all elevations for the commercial building.
- f. Concerns about heat gain for south and west elevations and upper stories of residential building.
- g. Suggestion that a lighter color be chosen for roofs and for the exterior facades of the upper floors.
- h. Concern that the very generous glazing on the commercial building might turn it into a hothouse. Suggestion to have less glazing on the south-facing wall of the commercial building and increase the glazing facing the park.
- i. Add more and bigger trees around the perimeter of the building to soften the base.
- j. Can the trellis feature be incorporated elsewhere?
- k. Unclear whether deck/seating area off the walkway to the park is an amenity for Parcel 6 or public. Consider options for making it more private. Is there an alternative way to access it?
- l. Provide specs for garage door, include on elevations/rendering.
- m. Provide screening for transformer on north side of commercial building.
- n. Identify how solid waste storage and collection will be handled for the commercial building.
- o. West elevation of residential building is "pretty bland." Consider adding window shades, other articulation.

4. ADJOURNMENT

The meeting adjourned at 7:30 p.m.

Scott M. Duiven, Secretary

Phil Luks, Chair