

AGENDA
Healdsburg Planning Commission
WORKSHOP

January 25, 2022 at 6:00 PM
401 Grove Street, Healdsburg
Workshop Held Virtually Via Zoom.us

CORONAVIRUS (COVID-19) ADVISORY NOTICE

Consistent with Government Code section 54953(e), and in light of the declared state of emergency, the meeting will not be physically open to the public and all Commissioners will be teleconferencing into the meeting via Zoom. To maximize public safety while still maintaining transparency and public access, members of the public can listen to the meeting by using the hyperlink below and may provide public comment by Zoom during the public comment period.

How to Observe the Meetings

To maximize public safety while maintaining transparency and public access, the Healdsburg Planning Commission will be using Zoom Webinar service to allow remote participation. Members of the public who only wish to watch the meeting live or recorded can do so by using the link <http://healdsburgca.igm2.com/Citizens/default.aspx>.

To Watch the Meeting and Submit Public Comment as Part of the Zoom Webinar:

To join by computer, tablet, or mobile device:

Go to <https://zoom.us/join> and type in the Webinar ID: **842 7816 1364** or follow this link: <https://cityofhealdsburg-org.zoom.us/j/84278161364> (Pre-registration for the meeting is not required.)

1. Fill in your full name, verify you are not a robot (if required), and click "Join".
2. If the meeting host has started the Webinar, you should join automatically. If the meeting host has not started the Webinar, remain in the Webinar and it will start shortly.

To join by phone:

1. Dial 669-900-9128 or 253-215-8782 or 346-248-7799.
2. Enter the meeting ID: **842 7816 1364** and press # #.
3. If the meeting host has started the meeting, you should join automatically. If the meeting host has not started the meeting, remain in the meeting and it will start shortly.

To Submit Public Comment

By computer, tablet, or mobile device:

1. In the bottom center of the screen is a hand icon, click on "Raise Hand". The hand icon will place you in line to speak.
2. When it is your turn to comment, the meeting moderator will call upon you to comment. State your first name, last name, address, and comment. Each speaker will be given no more than three (3) minutes to make your comment.
3. When you are done commenting, please remember to lower hand.

By phone:

1. Press *9 to raise your hand.
2. When it is your turn to comment, the meeting moderator will call the last four digits of your phone number. Press *6 to speak at that time. State your first name, last name, address, and comment. Each speaker will be given no more than three (3) minutes to make your comment.
3. At the conclusion of your comments or when three minutes has passed, the meeting host will remove your ability to talk.

Americans with Disabilities Act Accommodations

Any member of the public who needs accommodations should email staff at ssumpter@healdsburg.gov or by calling 707-431-3346. Staff will use their best efforts to provide reasonable accommodations to provide as much accessibility as possible while also maintaining public safety in accordance with the city procedure for resolving reasonable accommodation requests. All reasonable accommodations offered will be listed on the city website at <https://www.ci.healdsburg.ca.us/406/ada---public-accessibility>.

1. **CALL TO ORDER/INTRODUCTIONS**
2. **ROLL CALL**
3. **DISCUSSION (Workshop)**

Application: Hotel Healdsburg Residences DR 2019-02 (Design Review)

Project

Description: The project is proposed on three existing parcels located at the northeast corner of Healdsburg Avenue and North Street. The three parcels are currently developed with a private parking lot and two, one and two-story commercial buildings located north of the parking lot. All the existing on-site improvements are proposed to be removed to allow for the new 4-story, 16-room commercial hotel.

The building will generally occupy the entire 0.32-acre site. The hotel will include 16 guest rooms which are designed as suites with a large apartment-like layout with separate living area, bedrooms, kitchen or wet bar, and dining area. Each suite has 2 to 3 bedrooms, 2 full bathrooms, and private patio and/or balcony. The

suites generally range in size from 932 square feet to 1,400 square feet. Five of the suites are designed as 3-story townhouses and the remaining 11 suites are designed as single-story flats.

Accessory uses include a lobby, semi enclosed plaza, swimming pool terrace, restaurant facing North Street, and retail shops facing Healdsburg Avenue.

Parking for 34 cars is provided on-site within a parking garage utilizing a parking lift system with valet service.

The purpose of the workshop is to introduce the project to the Planning Commission and community and to obtain input. No official action will be taken at this meeting.

Location: 400, 412 and 418 Healdsburg Avenue (APNs: 002-171-005, -006, -025)

Applicant: Piazza Hospitality

Environmental

Determination: The workshop discussion is not a “project” pursuant to the California Environmental Quality Act (CEQA) Guidelines because the item for discussion does not involve an action and therefore no environmental determination is required. A project specific environmental analysis will be conducted once plans are resubmitted with any revisions based upon comments received at the Planning Commission workshop.

1. ADJOURNMENT

Scott Duiven, Community Development Director, January 19, 2022

Posting: This agenda was posted on City bulletin boards and the City’s website at least 72 hours prior to the meeting, in accordance with state law.

1. 01/25/2022 Agenda
Agenda

Documents:

[PC_AGENDA_20220125-WORKSHOP.PDF](#)

2. 01/25/2022 Item 3
Item 3

Documents:

STAFF REPORT HHR WORKSHOP.PDF
ATTACHMENT 1 LOCATION MAP.PDF
ATTACHMENT 2 HHR PLANSET.PDF
ATTACHMENT 3 CC ORD 1181.PDF