

## AGENDA

### Healdsburg Planning Commission

November 8, 2022 6:00 PM  
401 Grove Street, Healdsburg  
City Hall - City Council Chamber

### **CORONAVIRUS (COVID-19) ADVISORY NOTICE**

Consistent with Government Code section 54953(e), Planning Commission Members will be participating in this meeting either via Zoom Webinar or in person, socially distanced in the Council Chamber at 401 Grove Street.

#### **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.iqm2.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:

1. Go to <https://zoom.us/join> and type in the Webinar ID: **827 7953 8517** or follow this link: <https://cityofhealdsburg-org.zoom.us/j/82779538517> (Pre-registration for the meeting is not required.)
2. Fill in your full name, verify you are not a robot (if required), and click "Join".
3. 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: **827 7953 8517** 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 [agray@healdsburg.gov](mailto:agray@healdsburg.gov) or by calling 707-431-3393. 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> .

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1. **ROLL CALL**
  2. **ADMINISTRATIVE ACTIONS**
    - A. Approval of November 8, 2022 Agenda
    - B. Approval of Minutes - None
    - C. Acceptance of Communications and Correspondence
    - D. Declarations of Conflicts of Interest
    - E. Disclosures of Ex Parte Communications
  3. **PUBLIC COMMENTS**

*This time is set aside to receive comments from the public regarding matters of general interest not on the agenda but related to Planning Commission business.*

*Pursuant to the Brown Act, however, the Planning Commission cannot consider any issues or take action on any request during this comment period.*

#### **4. PUBLIC HEARINGS**

##### **A. Item**

**Description:** DR 2022-05, TM 2022-02 – 450 Parkland Farms Boulevard

##### **Project**

**Description:** Major Design Review, Density Bonus/Housing Incentives, and Tentative Map applications for an affordable housing project comprised of 118 residential units, associated open space, parking, and community facilities on an approximately 12-acre site. Housing types include two-story townhomes, and two- and three-story stacked flats.

**Location:** 450 Parkland Farms Boulevard (Parcels 5 and 6 of the Saggio Hills project)

APNs 091-310-005 and 091-310-006

**Applicant:** Freebird Development Company, LLC

##### **Environmental**

**Determination:** An affordable housing project of up to 150 units on the project site was addressed at a programmatic level in the certified Final Environmental Impact Report ("FEIR") for the Saggio Hills Development Project (SCH #2003062025). An Addendum to the FEIR ("Addendum") was prepared for the Saggio Hills Affordable Housing Project. The FEIR and Addendum are available for review at the City of Healdsburg Community Development Center, 401 Grove Street, Healdsburg, CA.

#### **5. NEW BUSINESS**

##### **A. Commercial Cannabis Uses – Land Use Code Amendments**

Provide comments to staff on the development of an ordinance updating the Healdsburg Land Use Code to allow for commercial cannabis uses.

#### **6. COMMISSIONER AND SUBCOMMITTEE REPORTS**

#### **7. DIRECTOR'S REPORT**

#### **8. ADJOURNMENT**

Scott Duiven, Planning Director, November 2, 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.

Availability of Written Materials: All written materials (e.g., staff reports, conditions, resolutions) prepared for items on this agenda are available for public review at least 72 hours prior to the meeting at the Planning and Building Department at 401 Grove Street and on the City's website at [www.ci.healdsburg.ca.us](http://www.ci.healdsburg.ca.us). Written materials submitted after the posting of this agenda, but before the Commission meeting, will also be made available for public review in the Planning and Building Department. If written materials are presented to the Commission at the meeting, a copy will be made for public review at the meeting.

Disabled Accommodations: In compliance with the American Disabilities Act, persons requiring special assistance to access, attend or participate in this public hearing should contact the Planning and Building Department at 401 Grove Street or by calling (707) 431-3346 during normal business hours at least 72 hours prior to the meeting to ensure the necessary accommodations are made.

Public Comments: Persons speaking on items on this agenda are requested to provide their name, address and the subject of their comments. Comments are generally limited to three minutes, however additional time may be granted by the Commission Chair as appropriate, depending on the scope of the project.

Appeals: Anyone that does not agree with the Commission's decision may appeal the decision to the City Council, provided that a written appeal is filed within ten (10) calendar days from the date of the Commission's action

1. PC 20221108 Agenda

Documents:

[PC\\_AGENDA\\_20221108.PDF](#)

2. PC 11/08/22 4A - Saggio Hills Affordable Housing Project

Documents:

[STAFF REPORT - DR 2022-05 - SAGGIO HILLS AFFORDABLE HOUSING PROJECT.PDF](#)  
[ATT 1 PC RESO 2022-17 \(TM 2022-02 SAGGIO AFF HOUSING\) FINAL.PDF](#)  
[ATT 2 PC RESO 2022-18 \(DR 2022-05 SAGGIO AFF HOUSING\) FINAL.PDF](#)  
[ATT 3 SAGGIOHILLS-AFFORDABLEHOUSING\\_INITIALSTUDY-ADDENDUM\\_202209.PDF](#)  
[ATT 4 LOCATION MAP.PDF](#)  
[ATT 5 SAGGIO HILLS PROJECT NARRATIVE - OCTOBER 2022.PDF](#)  
[ATT 6 SAGGIO HILLS\\_TENTATIVEMAPSET\\_202207.PDF](#)  
[ATT 7 PLAN SET SAGGIO HILLS\\_20220722.PDF](#)

ATT 8 DENSITY BONUS APPLICATION - OCTOBER 2022.PDF  
ATT 9 CONCESSIONS AND INCENTIVES - OCTOBER 2022.PDF  
ATT 10 PC WORKSHOP FOLLOW-UP (04-26-22).PDF  
ATT 11 GENERAL PLAN CONSISTENCY ANALYSIS.PDF  
ATT 12 SAGGIO HILLS AREA PLAN CONSISTENCY ANALYSIS.PDF  
ATT 13 LAND USE CODE CONSISTENCY ANALYSIS.PDF  
ATT 14 SAGGIO HILLS DA CONSISTENCY ANALYSIS.PDF

2.I. 4A - DR2022-05\_Correspondence Received 110722

Documents:

ITEM 4A\_DR2022-05\_CORRESPONDENCE RECEIVED 110722 -  
ABRAMSON.PDF  
ITEM 4A\_DR2022-05\_CORRESPONDENCE RECEIVED 110722 -  
MCDANIEL.PDF  
ITEM 4A\_DR2022-05-CORRESPONDENCE RECEIVED 110722 -  
GRASSI.PDF

2.II. 4A - DR2022-05\_Correspondence Received 110822

Documents:

ITEM 4A\_DR2022-05\_CORRESPONDENCE RECEIVED 110822 -  
SCHWARTZ.PDF  
ITEM 4A\_DR2022-05\_CORRESPONDENCE RECEIVED 110822 -  
CARLA.PDF  
ITEM 4A\_DR2022-05\_CORRESPONDENCE RECEIVED 110822 -  
LANGE.PDF

3. PC 11/08/22 5A - Commercial Cannabis Uses – Land Use Code Amendments

Documents:

STAFF REPORT CANNABIS.PDF  
ATT 1 - DRAFT LAND USE CODE AMENDMENTS.PDF  
ATT 2 - CBU MAP DRAFT FOR REVIEW - REVISED 103122.PDF