



Planning Commission Meeting Minutes

September 13, 2022 6:00 PM
City Council Chamber

1. ROLL CALL

Commissioners present: Breznikar, Eddinger, Hunt, Luks, McKay

Commissioners absent: Brunner, Gerlach

City Staff present: Community Development Director Scott Duiven, Senior Planner Ellen McDowell, Administrative Technician Griselda Villarreal

2. ADMINISTRATIVE ACTIONS

- A. On a motion by Commissioner Eddinger, seconded by Commissioner Breznikar, the Commission voted 5-0-2 (Brunner and Gerlach absent) to approve the September 13, 2022 agenda.
- B. On a motion by Commissioner Eddinger, seconded by Commissioner Breznikar, the Commission voted 5-0-2 (Brunner and Gerlach absent) to approve the August 9, 2022 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: Land Use Code Amendment LUA 2022-02

Project

Description: Amendments to various sections of the Land Use Code will provide greater clarity to code sections related to in-lieu parking fees, permitted and conditionally permitted uses in the PR, CD and CS districts, exemptions for alcoholic beverage establishments, and the addition of a definition for a theater and auditorium. Land Use Code Amendment sections include: Healdsburg Municipal Code Section 20.16.150 (Number of required vehicular spaces); Section 20.08.145 (Permitted and conditionally permitted uses: PR, CD and CS Districts), Table 10; Section 20.20.075 (Alcoholic Beverage Establishments); Section 20.28.310 (Definitions).

Location: Citywide and Downtown In-Lieu Parking area

Applicant: City of Healdsburg

Environmental

Determination: The proposed amendments are exempt from the California Environmental Quality Act pursuant to Section 15061(b)(3) of the CEQA Guidelines.

Senior Planner Ellen McDowell presented the staff report.

Director Duiven clarified for Commissioner McKay that residential uses in the downtown parking district are required to provide on-site parking and are not eligible to pay the in-lieu fee.

Commissioner Eddinger asked if there is a way to track this to see if the ordinance is effective in bringing in more uses and facilitating small businesses. He also asked about how alcohol use is handled in the case of the Prune Packer games at Recreation Park.

Director Duiven clarified that the alcohol use in conjunction with the Prune Packer games is handled as a special event on a seasonal basis and that the proposed ordinance changes would not affect such permits.

Commissioner Breznikar asked why there was one change for the ordinance changes and what would happen if the Commission agreed with some changes but not all.

Senior Planner McDowell stated that if the Commission had changes to the proposed ordinance, staff would draft those changes and present them to the City Council.

Chair Luks asked which fee would apply if a business were to add square footage.

Senior Planner McDowell stated that the additional square footage would be subject to the higher fee.

Chair Luks opened the public input portion of the hearing.

Kathryn Hecht (Alexander Valley Film Festival) stated that they are the applicant interested in changing the use of a former retail space to a theater use. She noted that theaters make their money from concession sales rather than ticket revenues. They would be dependent on the sale of alcohol in their concession to allow the business to make a small profit. She also stated that the in-lieu parking fees would prohibit the theater use from going forward. She explained for Chair Luks the proposed location of their facilities and gave an in-depth description of their proposed use.

Commissioner Hunt asked what the proposed capacity would be.

Kathryn Hecht stated that the current proposal includes 3 theater spaces, one at 50-56 spaces and the other two at 25-30 spaces each.

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

Commissioner Eddinger stated that he thinks that what is being proposed is probably what should happen with these ordinances. He expressed concerns about the in-lieu parking program and asked that the program be reevaluated in the next 12-18 months to ensure that it is being used effectively.

Chair Luks related the history of the program and stated that he is comfortable right now with the parking downtown considering that the parking capacity added to the north of the City Hall lot has yet to be fully utilized.

Commissioner Hunt stated that the proposed changes to parking seem to make sense. She would like to see it easier for businesses to locate and reconfigure downtown.

Commissioner Breznikar stated that she is in favor of the alcohol use for the theater. She expressed concerns about changing the structure of the fees for the parking.

Chair Luks related that the current alcohol ordinance was adopted in response to the volume of wine tasting venues that were occurring downtown. He stated that he feels the ordinance has been successful and feels that making a change to accommodate the theater fits the intent. He stated that his conversations with Director Duiven have led him to the opinion that the ebb and flow of use in the downtown within the existing square footage will likely be a wash in terms of parking demand.

Commissioner Eddinger added that he would like to see the spaces downtown filled. He stated that he has concerns about the possible redevelopment of the existing larger spaces that could result in a change in parking demand.

A discussion ensued about some of the new uses and how the changes would have been different under the new ordinance.

Director Duiven confirmed that in both the current ordinance and the proposed ordinance, new square footage would be subject to the fee. He related that over the years businesses meeting with staff at One-Stop meetings have been discouraged by the in-lieu fees, particularly in the case of change in use.

Chair Luks stated that he would like to follow this for the next couple of years to see if there is a trend increasing parking demand and not getting covered for it.

Commissioner Hunt discussed the type of parking demand caused by different uses and asked if a time of use study had been done.

Director Duiven stated that the idea that someone visiting the downtown would likely be parking once and visiting more than one business. This is one of the reasons that the parking district was originally exempt. Shared parking was felt to have filled the need.

On a motion by Commissioner Eddinger, seconded by Commissioner McKay, the Commission voted 5-0-2 (Brunner and Gerlach absent) to approve Land Use Code Amendment LUA 2022-02, recommending amendments to; Healdsburg Municipal Code Section 20.16.150 (Number of required vehicular spaces); Section 20.08.145 (Permitted and conditionally permitted uses: PR, CD and CS Districts), Table 10; Section 20.20.075 (Alcoholic Beverage Establishments); Section 20.28.310 (Definitions). The Commission further asked that the City Council consider reviewing the impacts of the changes to the in-lieu parking requirements 12-18 months after adoption.

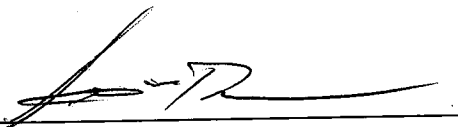
5. NEW BUSINESS: None

6. COMMISSIONER AND SUBCOMMITTEE REPORTS: None

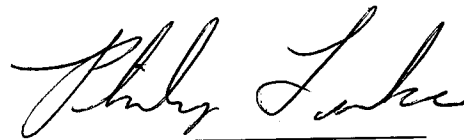
7. DIRECTOR'S REPORT: Director Duiven reported on the following:

- Anticipated items for the 9/27 Planning Commission meeting include: Design review for 155 Dry Creek Road Affordable Housing, and 1520 Healdsburg Avenue, a proposed dental office.
- October meetings likely to include: Housing Element Draft review, Design Review for 450 Parkland Farms Blvd. Affordable Housing, and a workshop regarding a Cannabis ordinance.

The meeting adjourned at 6:41 PM.



Scott M. Duiven, Secretary



Philip Luks, Chair