

**AGENDA**  
**Healdsburg Planning Commission**  
**Regular Meeting**

July 11, 2023 6:00 PM  
401 Grove Street, Healdsburg

**To join by computer, tablet, or mobile device:**

Go to <https://zoom.us/join> and type in the Webinar ID: 898 7402 5303 or follow this link: <https://cityofhealdsburg-org.zoom.us/j/89874025303> (Pre-registration for the meeting is not required)

Process to watch the meeting and submit Public Comment as a part of the Zoom Webinar

1. **ROLL CALL**

2. **ADMINISTRATIVE ACTIONS**

- A. Approval of Agenda for July 11, 2023
- B. Approval of Minutes
  - June 27, 2023 Regular Meeting Minutes
- 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:** Major Conditional Use Permit Application CUP 2023-03

**Project**

**Description:** The conversion of an office to a wine and beer bar focusing on sparkling wines from around the world; limited beer service; limited retail sales of wine; and prepackaged food items for on-site consumption.

**Location:** 134 North Street (APN 002-193-008)

**Applicant:** Sarah Quider

### **Environmental**

**Determination:** The project is categorically exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines Section 15303 Class 3 pertaining to the conversion of an existing small structure from one use to another (office converted to wine and beer bar).

## **5. NEW BUSINESS**

A. Election of Officers

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

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

## **8. ADJOURNMENT**

Scott Duiven, Community Development Director, July 3, 2023

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 Community Development 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 Community Development 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: The City of Healdsburg will make reasonable accommodations for persons having special needs due to disabilities. Please contact Amanda Gray, Administrative Technician, at Healdsburg City Hall, 401 Grove Street, Healdsburg, California, 707-431-3393, 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. 7/11/23 PC Agenda

Documents:

[PC\\_AGENDA\\_20230711.PDF](#)

2. 2B - Draft Minutes Of The June 27, 2023 Meeting

Documents:

[2B - PC\\_MINUTES\\_20230627 DRAFT.PDF](#)

3. 4A - Healdsburg Bubble Bar Major Conditional Use Permit Application CUP 2023-03

Documents:

[4A - STAFF REPORT AND ATTACHMENTS.PDF](#)

3.I. 4A Correspondence Received

Documents:

[ITEM 4A\\_CORRESPONDENCE RECEIVED 20230710 - SMITH.PDF](#)  
[ITEM 4A\\_CORRESPONDENCE RECEIVED 20230710 - ROBERTS.PDF](#)

4. 5A - Election Of Officers

Documents:

[5A - STAFF REPORT.PDF](#)