

# AGENDA

## Healdsburg Planning Commission

March 14, 2023 6:00 PM  
401 Grove Street, Healdsburg  
City Hall - City Council Chamber

1. **ROLL CALL**

2. **ADMINISTRATIVE ACTIONS**

- A. Approval of March 14, 2023 Agenda
- B. Approval of Minutes
  - February 28, 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:** Foley Family Community Pavilion  
DR 2022-03, CUP 2022-02, V 2022-01, HT 2022-01, LLA 2022-01, LUA 2022-01, and GPA 2022-01

**Project**

**Description:** Design Review to rehabilitate the existing, approximately 13,300 square foot warehouse building to accommodate a community events pavilion. The project will pave and stripe the existing gravel parking lot to include 42 surface parking spaces, including two accessible spaces. Vehicular access to the site will be provided by an existing driveway that will be reconfigured, and access from the site will be provided by a

new driveway at the southeast corner of the parking lot. The project also includes a General Plan Amendment to redesignate the site to Public and Quasi Public, a Zoning Amendment to redesignate the site to Public, a Lot Line Adjustment/Merger to merge the project parcels into one contiguous parcel, a Conditional Use Permit, a Variance to encroach within the 35-foot riparian setback, and a Heritage Tree Permit to remove two trees.

**Location:** 3 North Street (Northeast corner of North Street and Grove Street) Assessor Parcel Nos.: 002-173-002, 003, -021

**Applicant:** City of Healdsburg Community Services/Parks and Recreation Department

**Environmental**

**Determination:** A Mitigated Negative Declaration has been prepared for the project pursuant to the California Environmental Quality Act.

**5. NEW BUSINESS**

None.

**6. COMMISSIONER AND SUBCOMMITTEE REPORTS**

**7. DIRECTOR'S REPORT**

**8. ADJOURNMENT**

Scott Duiven, Community Development Director, March 8, 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 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. March 14, 2023 Planning Commission Agenda

Documents:

[PC\\_AGENDA\\_20230314.PDF](#)

2. Agenda Item No. 2B Draft Minutes Of February 14, 2023 Meeting

Documents:

[2B DRAFT MINUTES OF THE FEBRUARY 14, 2023 MEETING.PDF](#)

3. Agenda Item No. 4A Foley Family Community Pavilion

Documents:

[STAFF REPORT.PDF](#)  
[ATT 1 PC MND RESOLUTION.PDF](#)  
[ATT 2 PC GPA RESOLUTION.PDF](#)  
[ATT 3 PC LUC RESOLUTION.PDF](#)  
[ATT 4 PC DR CUP HT V RESOLUTION.DOC.PDF](#)  
[ATT 5 PUBLIC DRAFT IS MND - FOLEY FAMILY PAVILION.PDF](#)  
[ATT 6 ARBORIST MEMO.PDF](#)  
[ATT 7 HRE CERRI BROS WAREHOUSE BUILDING UPDATED 12 2021.PDF](#)  
[ATT 8 DESIGN REVIEW COMPLETE SET REDUCED.PDF](#)  
[ENVIRONMENTAL DOCUMENTS.PDF](#)