



**MINUTES**  
**Healdsburg Planning Commission**  
**Regular Meeting**

October 10, 2023 6:00 PM  
401 Grove Street, Healdsburg

**1. ROLL CALL**

Chair Luks called to order the meeting of the Planning Commission of the City of Healdsburg at 6:00 p.m.

Commissioners present: Barber, Gerlach, Hunt, McKay, Luks, Wood

Commissioner absent: Breznikar

City Staff present: Community Development Director Scott Duiven, Planning Consultant Linda Ruffing, and Administrative Technician Amanda Gray

**2. ADMINISTRATIVE ACTIONS**

**A. Approval of Agenda for October 10, 2023**

On a motion by Commissioner Wood, seconded by Vice Chair McKay, the Commission voted 6-0-1 (Breznikar absent) to approve the October 10, 2023, agenda.

**B. Approval of Minutes for September 12, 2023 Regular Meeting**

On a motion by Vice Chair McKay, seconded by Commissioner Hunt, the Commission voted 6-0-1 (Breznikar absent) to approve the September 12, 2023, regular meeting 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:** General Plan Amendment (GPA 0002-2023) and Land Use Code Amendment (LUA 0003-2023) to "clean up" general plan land use and zoning designations for two parcels of land affected by Lot Line Adjustment LLA 2022-07 (resultant Parcel 7 and resultant Parcel 8) and the Passalacqua Pump Station parcel (Parcel 9)

**Project**

**Description:** The proposed General Plan and Land Use Code amendments will change the land use designation on 2.25-acre privately-owned parcel (resultant Parcel 7) from Public/Quasi Public ("PQP") to Very Low Density Residential ("VLR"), and on 3.36-acre City-owned property (resultant Parcel 8) and 0.53-acre City pump station parcel (Parcel 9) from VLR to PQP. The zoning designations will be changed from Public ("P") to Planned Development ("PD") on resultant Parcel 7 and from PD to P on resultant Parcel 8 and Parcel 9. The changes correspond to the public and private ownership of the parcels and have no effect on the development potential of the parcels.

**Location:**

Resultant Parcel 7 (former Vineyard Easement), Resultant Parcel 8 (former Parcel 7, now part of Community Park parcel) and Parcel 9 (Pump Station parcel) of the Saggio Hills subdivision

**Applicant:**

Oaks & Olives, LLC and City of Healdsburg

## **Environmental**

**Determination:** On January 31, 2011, the Healdsburg City Council certified the Final Environmental Impact Report ("EIR") for the Saggio Hills Planned Development Project (State Clearinghouse No. 2003062025) and adopted related findings, a Mitigation Monitoring and Reporting Program, and a Statement of Overriding Considerations. In accordance with the Public Resources Code Section 21166 and California Environment Quality Act (CEQA) Guidelines Section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning) no further environmental review is required for the "clean up" of the general plan and zoning designations for three parcels within the Saggio Hills Planned Development Project area because the actions would not result in on-site, off-site or cumulatively significant effects on the environment that were not examined in the certified EIR.

Planning Consultant, Linda Ruffing, introduced the item and summarized the staff report. Ms. Ruffing provided a project overview and discussed the Saggio Hills Master Entitlement, Saggio Hills Master Plan, first Final Map, Saggio Development Agreement, timeline, existing and proposed uses, Park Master Plan, LLA 2022-07, existing General Plan and Zoning Maps, General Plan Amendment 0002-2023, Land Use Code Amendment 0003-2023, environmental review, and the recommended action.

Commission and staff discussion ensued regarding questions on the resultant parcel 7, signage, parcel uses, existing entitlements, parking, and zoning.

Ms. Ruffing and Community Services Director, Mark Themig, answered Commissioner questions. Jenny Kessler, Director of Real Estate at Sunstone Hotel Investors, spoke on behalf of the item and discussed the Applicants' intent for creating a balanced sense of arrival. Ms. Kessler stated that having the vines on both sides of the road creates an experience that they cannot recreate further down the road and said their intent is to always have the vines. She said the Applicants do not have any plans of erecting anything larger than the monument signs that already exist.

Chair Luks opened the hearing for public input. There being no speakers Chair Luks closed the public input portion of the hearing.

On a motion by Vice Chair McKay, seconded by Commissioner Barber, the Commission voted 6-0-1 (Breznikar absent) to approve Resolution 2023-23 making a recommendation to the City Council for approval of General Plan Amendment GPA 0002-2023 and Land Use Code Amendment LUA 0003-2023 to clean up the General Plan and Land Use Code map designations to correspond to the public and private ownership of Resultant Parcel 7, Resultant Parcel 8 and Parcel 9 of the Saggio Hills Project.

### **5. NEW BUSINESS**

None.

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

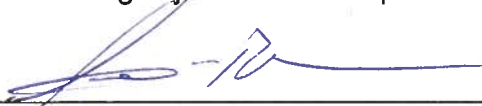
None.

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

Director Duiven reported on upcoming City Council and Planning Commission meeting agenda items and stated that the Planning Commission meeting scheduled for October 24, 2023, will be canceled.

**8. ADJOURNMENT**

The meeting adjourned at 6:44 p.m.



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Scott M. Duiven, Secretary



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Phil Luks, Chair