

## AGENDA

### Healdsburg Planning Commission

October 25, 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: **870 9427 1411** or follow this link: <https://cityofhealdsburg-org.zoom.us/j/87094271411> (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: **870 9427 1411** 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 [ssumpter@healdsburg.gov](mailto:ssumpter@healdsburg.gov) or by calling 707-431-3346. 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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Amended 10/20/2022

1. **ROLL CALL**
2. **ADMINISTRATIVE ACTIONS**
  - A. Approval of October 25, 2022 Agenda
  - B. Approval of September 27, 2022 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:** Appeal AP 2022-02 Honor Mansion

##### **Project**

**Description:** Appeal of the Community Development Director's determination that the type of membership club proposed to be added to the existing Honor Mansion residential visitor lodge (B&B) would be classified by the Land Use code as a "Private club, fraternal lodge and meeting hall" which is not a permitted use or a conditionally permitted use in the R-1-6,000 zoning district.

**Location:** 891 Grove Street, APNs: 089-120-070 and 089-120-069

**Applicant:** 891 Grove Street, LLC - Contact: Patrick Wilhelm

##### **Environmental**

**Determination:** If a proposed activity is not a project as defined by the California Environmental Quality Act (CEQA), it is exempt from CEQA review. Under CEQA, a project is defined as a discretionary action by a public agency that may cause either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment. Analysis of whether an activity constitutes a project under CEQA also requires consideration as to whether the activity's potential for causing environmental change is sufficient to justify the further inquiry into its actual effects that will follow from the application of CEQA. Here, the use determination is a discretionary action because it allows for discretion on the part of the decision maker to come to a determination regarding the proposed use of a project. However, the use determination's potential for causing environmental change is not sufficient to justify further inquiry into its actual effects under CEQA. The use determination does not confer any land use benefit or right. The determination merely decides what the proposed land use described in the application is. The specific facts of this determination require the need for a future discretionary permit no matter the outcome of the determination. CEQA analysis would therefore be captured in that future discretionary action.

Even if the determination described herein was determined to be a project under CEQA, the determination would still be exempt under CEQA Guidelines Section 15061(b)(3), which states that a project is exempt from CEQA “where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment...” CEQA Guidelines Section 15064(d) requires consideration of direct physical changes in the environment which may be caused by the project and reasonably foreseeable indirect physical changes in the environment which may be caused by the project.” CEQA Guidelines Section 15064(d)(3) states that a change that is speculative or unlikely to occur is not reasonably foreseeable.” The determination would not result in any physical change to the environment, as the applicant would still have to proceed with a discretionary CUP application at minimum to have their project considered. Attempting to conduct analysis under CEQA right now would be speculative, as the use determination does not confer any land use benefit or right and matter the outcome of the determination, the applicant would still need to decide whether to move forward with the project. The required future discretionary actions would capture any CEQA analysis. As a result, the determination is exempt from CEQA.

**5. NEW BUSINESS**

**6. COMMISSIONER AND SUBCOMMITTEE REPORTS**

**7. DIRECTOR’S REPORT**

**8. ADJOURNMENT**

Scott Duiven, Community Development Director, October 20, 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 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:** In compliance with the American Disabilities Act, persons requiring special assistance to access, attend or participate in this public hearing should contact the Community Development 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 20221025 Agenda - Revised 10-20-2022

Documents:

[PC\\_AGENDA\\_20221025\\_REVISED.PDF](#)

2. PC 20221025 Minutes 20220927 DRAFT

Documents:

[PC\\_MINUTES\\_20220927\\_DRAFT.PDF](#)

3. PC 20221025 4A

Documents:

[HONOR MANSION APPEAL STAFF REPORT.PDF](#)  
[ATT\\_1\\_HONOR MANSION APPEAL DENIAL RESOLUTION REVISED.PDF](#)  
[ATT\\_2\\_FINAL PROJECT DESCRIPTION 090122.PDF](#)  
[ATT\\_3\\_SITE PLAN.PDF](#)  
[ATT\\_4\\_PREMISES BOUNDARIES FOR ABC LICENSES.PDF](#)  
[ATT\\_5\\_LEGAL NONCONFORMING STATUS 053019.PDF](#)  
[ATT\\_6\\_LETTER OF CONFIRMATION OF LEGAL NONCONFORMING STATUS 082521.PDF](#)  
[ATT\\_7\\_DETERMINATION OF USE 091622.PDF](#)  
[ATT\\_8\\_891 GROVE STREET LLC APPEAL 092622.PDF](#)  
[ATT\\_9\\_ZONING MAP.PDF](#)  
[ATT\\_10\\_PUBLIC CORRESPONDENCE.PDF](#)

4. PC 20221025 - Additional Correspondence 10/24/2022 2PM  
10/24/2022 2:00 PM - Correspondence received after packet posting.

Documents:

[AP2022-02\\_CORRESPONDENCELOG\\_20221024\\_2PM.PDF](#)  
[07\\_AP2022-02\\_GOEBEL-LTR\\_20221022.PDF](#)  
[09\\_AP2022-02\\_CHAVEZ-LTR\\_20221022.PDF](#)  
[08\\_AP2022-02\\_DAVY-LTR\\_20221022.PDF](#)  
[10\\_AP2022-02\\_BUTLER-LTR\\_20221023.PDF](#)  
[11\\_AP2022-02\\_LYNCH-LTR\\_20221023.PDF](#)  
[12\\_AP2022-02\\_MAACK-LTR\\_20221023.PDF](#)  
[13\\_AP2022-02\\_MURRAY-LTR\\_20221023.PDF](#)  
[14\\_AP2022-02\\_CITRO-LTR\\_20221024.PDF](#)  
[15\\_AP2022-02\\_ROCHIOLI-LTR\\_20221024.PDF](#)  
[16\\_AP2022-02\\_MARINAI-LTR\\_20221024.PDF](#)  
[17\\_AP2022-02\\_MARINAI-2ND-LTR\\_20221024.PDF](#)

5. PC 20221025 - Additional Correspondence 10-24-2022 5PM  
Additional correspondence received by 5:00 PM 10/24/2022.

Documents:

[AP2022-02\\_CORRESPONDENCELOG\\_20221024\\_5PM.PDF](#)  
[19\\_AP2022-02\\_ABRAMSON-LTR\\_20221024.PDF](#)  
[18\\_AP2022-02\\_GITTINS-LTR\\_20221024.PDF](#)

6. PC 20221025 - Additional Correspondence 10/25/2022 Noon  
Correspondence received prior to noon 10/25/2022.

Documents:

[AP2022-02\\_CORRESPONDENCELOG\\_20221025\\_NOON.PDF](#)  
[20\\_AP2022-02\\_ADAMS-LTR\\_20221025.PDF](#)  
[21\\_AP2022-02\\_PEDRONI-LTR\\_20221025.PDF](#)  
[22\\_AP2022-02\\_HEID-LTR\\_20221024.PDF](#)  
[23\\_AP2022-02\\_BURG-LTR\\_20221024.PDF](#)

7. PC 20221025 - Additional Correspondence 10/25/2022 3:45 PM  
Additional correspondence received by 3:45 PM 10/25.

Documents:

[AP2022-02\\_CORRESPONDENCELOG\\_20221025\\_345PM.PDF](#)  
[24\\_AP2022-02\\_WALTERS-LTR\\_20221025.PDF](#)