

AGENDA

Healdsburg Planning Commission

Regular Meeting

June 27, 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: 899 9924 1722 or follow this link: <https://cityofhealdsburg-org.zoom.us/j/89999241722> (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 June 27, 2023
- B. Approval of Minutes
 - May 23, 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: CUP 2023-01, DR 2023-07

Project

Description: Major Conditional Use Permit to allow for a 3-screen cinema with on sale beer and wine to be located at 371 Healdsburg

Avenue. The cinema will operate as the Plaza Cinema Center and proposes to be open daily from 2pm-10pm. The application also includes Design Review for minor exterior modifications including new exterior storefront, façade treatments, signage and lighting.

Location: 371-375 Healdsburg Avenue, APN 002-182-035

Applicant: Alexander Valley Film

Environmental

Determination: The project is exempt from environmental review pursuant to the provisions of the California Environmental Quality Act (CEQA) Guidelines Sections 15332, In-fill Development Projects.

5. NEW BUSINESS

None.

6. COMMISSIONER AND SUBCOMMITTEE REPORTS

7. DIRECTOR'S REPORT

8. ADJOURNMENT

Scott Duiven, Community Development Director, June 21, 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. 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. PC Agenda - June 27, 2023

Documents:

[PC_AGENDA_20230627.PDF](#)

2. 2B PC Draft Minutes Of May 25, 2023

Documents:

[2B PC_MINUTES_20230525 DRAFT.PDF](#)

3. 4A - Plaza Cinema Center CUP 2023-01 And DR 2023-07

Documents:

[STAFF REPORT.PDF](#)

[ATT 1-PC RESOLUTION CUP2023-01 DR2023-07.PDF](#)

[ATT 2 - PROJECT NARRATIVE AND MATERIALS.PDF](#)

[ATT 3 - PLAN SET.PDF](#)