

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

October 10, 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: 815 8894 3494 or follow this link: <https://healdsburg.gov/zoom> (Pre-registration for the meeting is not required.)

1. **ROLL CALL**

2. **ADMINISTRATIVE ACTIONS**

- A. Approval of Agenda for October 10, 2023
- B. Approval of Minutes
  - September 12, 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:** 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.

## **5. NEW BUSINESS**

None.

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

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

## **8. ADJOURNMENT**

Scott Duiven, Community Development Director, October 4, 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.healdsburg.gov](http://www.healdsburg.gov). 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. Agenda - October 10, 2023

Documents:

[PC\\_AGENDA\\_202301010.PDF](#)

2. Agenda Item No. 2B - Draft Minutes Of The September 12 Meeting

Documents:

[PC\\_MINUTES\\_20230912 DRAFT.PDF](#)

3. Agenda Item No. 4A - General Plan And Land Use Code Amendments

Documents:

[STAFF REPORT \(GPA 0002-2023, LUA 0003-2023\).PDF](#)  
[ATT 1 PC RESO TO CC \(GPA 0002-2023, LUA 0003-2023\).PDF](#)  
[ATT 2 SAGGIO HILLS SITE LOCATION MAP.PDF](#)  
[ATT 3 SAGGIO HILLS FIRST FINAL MAP.PDF](#)  
[ATT 4 LOT LINE ADJUSTMENT LLA 2022-07 MAP.PDF](#)  
[ATT 5 EXISTING GP AND ZONING DESIGNATIONS.PDF](#)  
[ATT 6 PROPOSED GP AND ZONING DESIGNATIONS.PDF](#)