

MINUTES
Healdsburg Planning Commission
Regular Meeting
July 11, 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 6:01 p.m.

Commissioners present: Barber, Breznikar, Gerlach, Hunt, Luks, McKay, Wood
City Staff present: Community Development Director Scott Duiven, Assistant Planner Jeff Fisher, and Administrative Technician Amanda Gray

2. ADMINISTRATIVE ACTIONS

A. Approval of Agenda for July 11, 2023

On a motion by Vice Chair Breznikar, seconded by Commissioner McKay, the Commission voted 7-0-0 to approve the July 11, 2023, agenda as amended to hear Agenda Item 5A - Election of Officers, prior to Agenda Item 4A – 134 North Street.

B. Approval of Minutes for June 27, 2023

On a motion by Commissioner Wood, seconded by Vice Chair Breznikar, the Commission voted 7-0-0 to approve the June 27, 2023, regular meeting and workshop minutes.

C. Acceptance of Communications and Correspondence

Agenda Item 4A:

- John Roberts
- Steve Smith

D. Declarations of Conflicts of Interest

Vice Chair Breznikar declared a conflict of interest with Agenda Item 4A, 134 North Street, and stated she would be recusing herself from that item.

E. Disclosures of Ex Parte Communications

None.

3. PUBLIC COMMENTS

None.

5. NEW BUSINESS

A. Election of Officers

Upon nomination by Commissioner Gerlach, the Commission voted 7-0-0 to reappoint Phil Luks to the position of Chair.

Upon nomination by Vice Chair Breznikar, the Commission voted 7-0-0 to appoint Connor McKay to the position of Vice Chair.

4. PUBLIC HEARINGS

Commissioner Breznikar left the meeting prior to Agenda Item 4A.

A. Item

Description: Major Conditional Use Permit Application CUP 2023-03

Project

Description: The conversion of an office to a wine and beer bar focusing on sparkling wines from around the world; limited beer service; limited retail sales of wine; and prepackaged food items for on-site consumption.

Location: 134 North Street (APN 002-193-008)

Applicant: Sarah Quider

Environmental

Determination: The project is categorically exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines Section 15303 Class 3 pertaining to the conversion of an existing small structure from one use to another (office converted to wine and beer bar).

Assistant Planner, Jeff Fisher, introduced the item and summarized the staff report. Mr. Fisher provided a project overview and discussed the project location, site plan, floor plan, Downtown Dispersion Regulations for alcoholic beverage establishments, parking, permitting, findings for approval, and the recommended action.

Applicant, Sarah Quider, thanked the Commission for considering her proposal, shared her background in Healdsburg and why it is her desire to operate this business in Healdsburg.

Commission and staff discussion ensued regarding questions on landscaping, concrete, fencing, enclosures, design, parklets, the 2017 dispersion policy for downtown zoning and the impact on other nearby businesses.

Chair Luks opened the hearing for public input.

Tom Rackerby, Healdsburg business owner, stated that his business is located at 133 North Street, across from the project site. He shared his background in Healdsburg and discussed his concerns with parking, building size, encroachment on neighborhoods and established businesses and said he feels that it is not conducive to the neighborhood.

Jodee Anello, Healdsburg business owner, said that she is very excited and supportive of this new business venture and discussed the Applicant's qualifications.

Candy Anderson, spoke in opposition of the project and asked the Commission to deny this application. She said there are a plethora of tasting rooms in the downtown plaza. She discussed the impact of this business on the residential area directly adjacent to it and her concerns with parking and safe entry and exit at the alleyway. She asked the Commission to please consider the negative impacts on this site.

There being no further speakers, Chair Luks closed the public comment portion of the hearing.

Commissioner Wood asked for clarification on the downtown parklets and their impact in relation to this business proposal.

Commissioner Barber said that he is generally in support of the project and is supportive of a downtown core creating density and healthy foot traffic. He discussed the empty building/office spaces downtown.

Commissioner Gerlach asked for clarification on City of Healdsburg Ordinance 1166 which amended Section 20.20.075 alcoholic beverage establishments, Chapter 20.08 land use tables, and section 20.28.310: definitions. Staff responded. Commissioner Gerlach said as he sees it the Ordinance did provide clarity and did seek to limit and provide diversification of retail businesses. He said this business proposal just happens to be on a block that has residential character.

Vice Chair McKay asked if the outdoor seating area would trigger some level of design review and if there is specific threshold for a significant change to a façade. Staff responded. Vice Chair McKay stated that he understands the sentiment of overconcentration and overreliance on alcohol related economies in Healdsburg, but said it is the Commission's responsibility to implement the ordinance as it was established by Council. He discussed the parking concerns raised and said he thinks with the nature of this business it lends itself to more walkability and hopefully reduced parking demand.

Commissioner Hunt spoke in support of the project. She said she understands the feedback received by the community and understands the objective of the Applicant. She said this is a unique site and it is a good use for the space and is consistent with the allowable uses on that block.

Chair Luks spoke in support of the project and said the restrictions on noise and events are sufficient. He said that in 2017 the City made major strides towards rationalizing the compromise between overconcentration and the desire of the viticulture community to have more tasting rooms.

On a motion by Vice Chair McKay, seconded by Commissioner Hunt, the Commission voted 6-0-1 (Breznikar abstain) to adopt Resolution No. 2023-17 approving Conditional Use Permit 2023-03 to allow on-site sale and consumption of wine and beer (wine and beer bar) at 134 North Street.

6. COMMISSIONER AND SUBCOMMITTEE REPORTS

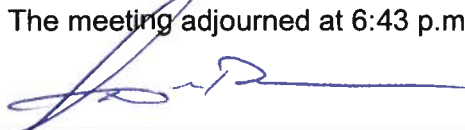
None.

7. DIRECTOR'S REPORT

Director Duiven said that the July 25, 2023, Planning Commission meeting is cancelled, and the next regular meeting is scheduled for August 8, 2023.

8. ADJOURNMENT

The meeting adjourned at 6:43 p.m.



Scott M. Duiven, Secretary



Phil Luks, Chair