



ALCOHOLIC BEVERAGE ORDINANCE LAND USE CODE AMENDMENTS

City Council

August 7, 2017



RECOMMENDATION

Recommended Action

- 1) Review the draft revisions, receive public comments; and
- 2) Introduce for first reading, by title only and waiving reading of the text, an Ordinance to amend Healdsburg Municipal Code Section 20.20.075: Alcoholic beverage establishments, and related provisions in Section 20.08 Land Use Tables, and Section 20.28.310: Definitions.

BACKGROUND

Background

- In April 2017 , the City Council directed staff to prepare revisions to the Land Use Code codifying the dispersion policy for tasting rooms in the downtown area to not exceed one (1) per block face
- The ordinance will maintain a mix of retail services and uses within the downtown area to encourage economic diversity and services for residents and visitors

Background – Previous Actions

In the last 18 months, this item has been the subject of numerous discussions by the City Council, Planning Commission and community:

- One (1) joint meeting of Council and Planning Commission (January 2016)
- Two (2) City Council meetings (April 2017 and today)
- Two (2) Planning Commission meetings (June 13, 2017 and July 11, 2017)
- One Informational Community meeting hosted by the Planning Department (July 5, 2017)

ORDINANCE SUMMARY

codify “one per block face”

Proposed Revisions

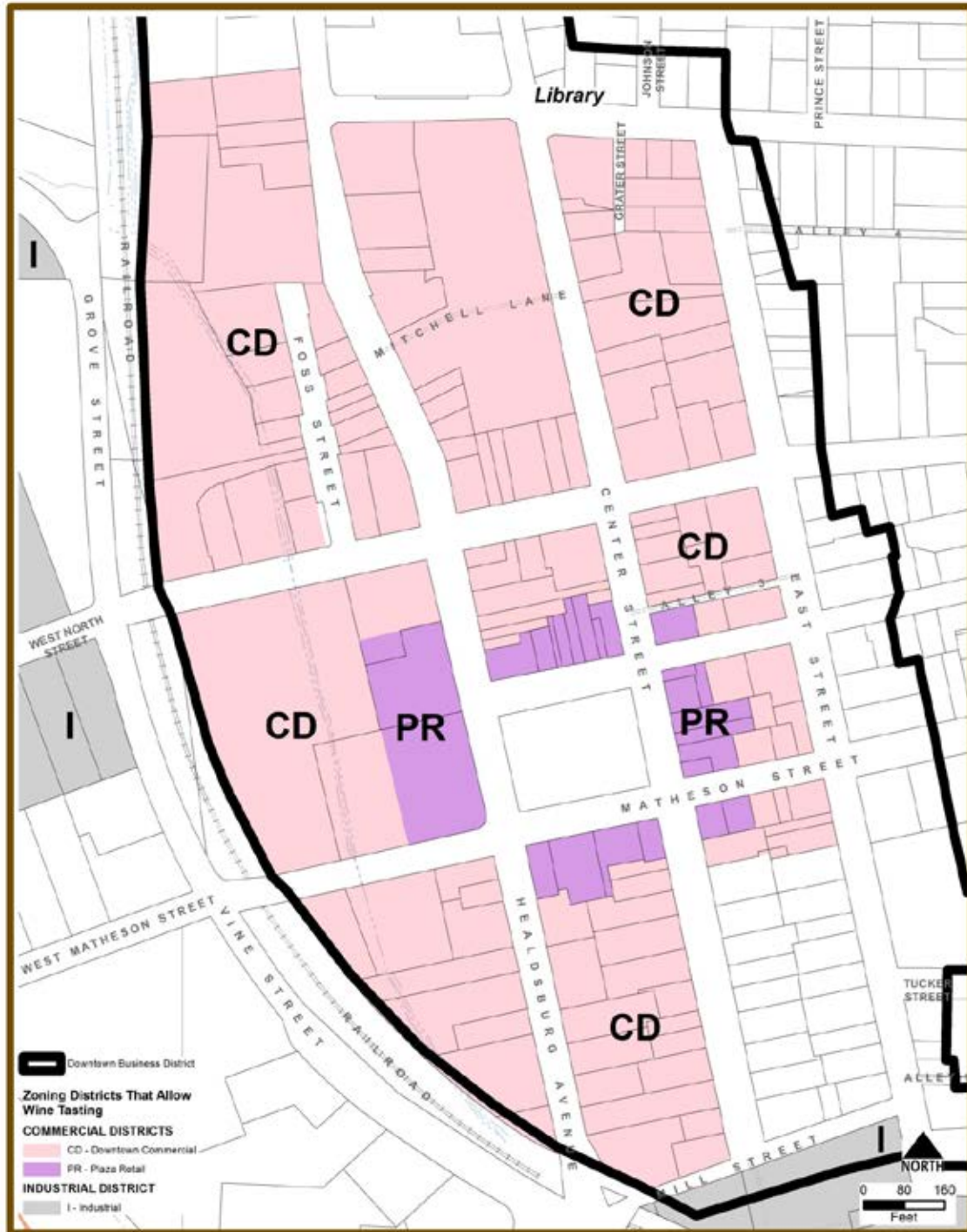
The Planning Commission accomplished all of the items directed by the City Council with the proposed land use code amendments:

- “One-per block-face” limit applies to all new tasting rooms, bars and cocktail lounges (not just wine tasting)
- “Exception” is allowed if an existing use on a block face has been discontinued; CD district only

Additionally, the Planning Commission recommended the following additional Land Use Code revisions:

- “Prohibits” new alcohol related uses on East Street and Piper Street due to adjacency to residential uses
- “Events” and similar “accessory uses” shall be identified and regulated as part of a use permit application.
- Clarification of definitions

Map of Downtown Zoning Districts



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QUESTIONS?

