CITY OF HEALDSBURG
PLANNING COMMISSION
REGULAR MEETING AGENDA

Meeting Date: September 23, 2025
Time: 06:00 PM
City Hall Council Chamber
401 Grove Street
Healdsburg, CA 95448

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: healdsburg.gov/zoom (Pre-registration for the meeting is not required.)

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1. ROLL CALL

2. ADMINISTRATIVE ACTIONS

2.a Approval of Agenda

2.b Approval of Minutes

By motion, approve the September 9, 2025 Regular Meeting Minutes.

2.c Acceptance of Communications and Correspondence

2.d Declarations of Conflict of Interest

2.e Disclosures of Ex Parte Communications

3. PUBLIC COMMENTS ON NON-AGENDA ITEMS AND ITEMS ON THIS AGENDA

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.

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.

4. PUBLIC HEARINGS

4.a Consideration of a Major Conditional Use Permit for The Ruse Treatment, LLC to allow a 13-bed substance abuse treatment facility at 891 Grove Street (APN 089-120-069 and 089-120-070).

By motion, it is recommended that the Planning Commission Adopt a resolution approving a Major Conditional Use Permit (CUP-0003-2025) and based on the suggested findings and subject to the recommended conditions of approval.

5. OLD BUSINESS

6. NEW BUSINESS

6.a Election of Officers

1. Accept nominations for the office of Planning Commission Chair and conduct election by voice vote.
2. Accept nominations for the office of Planning Commission Vice-Chair and conduct election by voice vote.

7. COMMISSIONER AND SUBCOMMITTEE REPORTS

8. DIRECTOR'S REPORT

9. ADJOURNMENT

Scott M. Duiven, Community Development Director

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. 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.

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.

CITY OF HEALDSBURG
PLANNING COMMISSION
REGULAR MEETING MINUTES - DRAFT
September 9, 2025
City Hall Council Chamber
401 Grove Street, Healdsburg

1. CALL TO ORDER/ROLL CALL

Chair McKay called to order the meeting of the Planning Commission of the City of Healdsburg at 6:00 p.m.

Commissioners present: Barber, Gerlach, Luks, McKay, Pearlman, Wood

City Staff present: Senior Planner Ellen McDowell and Administrative Technician Amanda Gray.

2. ADMINISTRATIVE ACTIONS

A. Approval of Agenda

On a motion by Commissioner Luks, seconded by Commissioner Wood, the Commission voted 6-0-0 to approve the September 9, 2025 agenda.

B. Approval of Minutes

On a motion by Commissioner Luks, seconded by Commissioner Pearlman, the Commission voted 6-0-0 to approve the April 22, 2025 regular meeting minutes.

C. Acceptance of Communications and Correspondence

Agenda Item No. 4A:

- Mathieu Isaacs

D. Declarations of Conflict of Interest – None

E. Disclosures of Ex Parte Communications

Commissioner Pearlman stated that he spoke with Mathieu Isaacs who resides at a neighboring property to 700 Grove Street (Agenda Item No 4A).

3. PUBLIC COMMENTS

None.

4. PUBLIC HEARINGS

A. Consideration of a Major Conditional Use Permit Amendment for the Seghesio Winery located at 700 Grove Street (APN 089-120-090) to allow winery-related events on site for up to 200 guests and amplified music.

Senior Planner McDowell introduced the item and said the Planning Commission will consider adopting a Resolution approving Major Conditional Use Permit Amendment (CUP-0002-2025) based on the suggested findings and subject to the recommended conditions of approval.

Senior Planner McDowell provided a presentation and discussed the project location, background, project overview, findings for approval of conditional use permits, recommended conditions of approval and the recommended action.

Commission discussion ensued regarding questions on the Environmental Noise Assessment, Healdsburg noise ordinance, noise decibel measurement, noise amplification, sound barrier, and hours of operation.

Sheldon Parker with Seghesio Family Vineyards, and Alan B. Cohen, Architect, discussed the Major Conditional Use Permit amendment and answered questions and concerns raised by the public and the Commission.

Chair McKay opened the hearing for public input.

Mathieu Isaacs, 753 Grove Street, shared his concerns related to the number of events and the use of amplified music and its impact on neighbors. He discussed tasting room operation, hours of operation, amplified music, and sound barriers.

There being no further speakers, Chair McKay closed the public input portion of the meeting.

Commissioner Luks asked that this item be continued. He asked that an acoustical consultant be present to answer Commissioner questions and concerns related to amplified music, measurement of decibels, sound barrier and noise compliance. He asked the Applicant to return with more information on design and specific sound parameters. Commissioner Luks asked about imposing time limits on the Conditional Use Permit. Related to the Conditions of Approval, he asked that Condition No. 11 be amended to state that music performances in the Grove can only be accomplished under the provisions listed in Condition No. 6 and Condition No. 7. He said that he is more concerned about the hours of operation for events held outside and suggested new hours.

Commissioner Pearlman supports continuing the item. He asked for more information on defining the sound barrier and lightly amplified music and adjusting the summertime hours of operation. He discussed operating hours on the weekend and the start time being too early. He expressed concern about being able to contact staff during weekend events and asked what the process is for that.

Commissioner Gerlach supports continuing the item and said it would be helpful to have the acoustical consultant present to answer Commissioner questions and concerns. He was in agreement with Commissioner Luks' suggestion to amend Condition of Approval No. 11 and to follow the same provisions listed in Condition No. 6 and Condition No. 7. He asked that staff bring back information on other Healdsburg tasting rooms/wineries and any limitations/provisions to their events, hours of operation, and noted the importance of keeping them consistent. He discussed Condition of Approval No. 15 and the importance of staying consistent with the City noise ordinance.

Chair McKay asked for clarification on when music performances can occur, the difference between events held outside and inside and a clearer definition of lightly amplified music.

Vice Chair Barber asked for more information on enforcement for excessive noise and for clarification on the winemaker dinners and whether they will include amplified music. He said he would prefer the Applicant install a permanent sound barrier as opposed to temporary. He suggested that the Applicant self-impose a certain number of hours for amplified music and have contact information readily available to neighboring properties should anything come up.

Commissioner Wood discussed the sound barrier and asked that the Applicant return with more information.

On a motion by Commissioner Luks, seconded by Commissioner Pearlman, the Commission voted 6-0-0 to continue this item to a date certain of October 28, 2025.

5. OLD BUSINESS

None.

6. NEW BUSINESS

None.

7. COMMISSIONER AND SUBCOMMITTEE REPORTS

Commissioner Pearlman reported on the upcoming Design Healdsburg event and encouraged the Commissioners to attend.

8. DIRECTOR'S REPORT

Senior Planner McDowell reported on reorganizing the Commission and appointing a new chair and vice chair. She also reported on upcoming Planning Commission and City Council meeting agenda items.

9. ADJOURNMENT

The meeting adjourned at 7:02 p.m.

_____ _____

Scott M. Duiven, Secretary Conor McKay, Chair

CITY OF HEALDSBURG
PLANNING COMMISSION
AGENDA STAFF REPORT

MEETING DATE: **September 23, 2025**

SUBJECT: **The Ruse Treatment, LLC Conditional Use Permit**

PREPARED BY: **Ellen McDowell, Senior Planner**

RECOMMENDED ACTION(S):
By motion, it is recommended that the Planning Commission adopt a resolution approving a Major Conditional Use Permit (CUP-0003-2025) and finding the project exempt from CEQA based on the findings included in this staff report and subject to the recommended conditions of approval.

BACKGROUND:
In 1997, the County of Sonoma approved a Rezoning and Conditional Use Permit on the subject property to allow for the establishment of a bed and breakfast (B&B). At the time of the approval the property was located outside of the Healdsburg city limit within unincorporated Sonoma County.

In 2002, the subject property was annexed into the City of Healdsburg. The annexation process allows existing uses to continue as approved by the County and are classified by the City as a legal non-conforming use. The property has since been used as a bed and breakfast.

On July 24, 2025 an application was received for a Conditional Use Permit to operate a substance abuse treatment facility with 13-beds.

SITE AND VICINITY DESCRIPTION:
The property comprises approximately three acres of relatively level land consisting of two parcels located on the west side of Grove Street and just east of Highway 101. The site is currently fully developed with a bed and breakfast that includes 12 guest rooms within four buildings, manager's unit, maintenance building, lounge pavilion, 45 parking spaces, and various outdoor recreational facilities.

The project site is located within an existing neighborhood with a semi-rural character that includes a mixture of residential, commercial, recreational, and industrial uses. Adjacent uses include existing and developing single family homes to the north, south and east and Highway 101 to the west.

PROJECT DESCRIPTION:
The project consists of a proposal to operate a 13-bed patient substance abuse facility (residential care) located at 891 and 893 Grove Street. The project proposes to operate a non-12-step program that will include therapy, counseling, and holistic practices like yoga, meditation and acupuncture. The facility will include medically supervised detox, dual diagnosis care, and customized aftercare. Client bedrooms will consist of seven bedrooms within the main building, four "greenside suites", one "squire cottage" and one bedroom within the existing laundry building. During the daytime hours of 7:30am to 7:30pm the use will employ approximately 8 staff that will include a director, two counselors, fitness director, a cook, and three certified recovery specialist technicians. A medical director will be on site approximately 20 hours per week. The facility will have a minimum of two staff on-site 24 hours a day, seven days a week for technical assistance and security. The property consists of a main structure with seven bedrooms, four greenside suites, one detached bedroom, and one bedroom within a laundry/maintenance building. The site also includes a dining pavilion, tractor barn, putting green, swimming pool, bocce ball court, and pickleball courts.

DISCUSSION/ANALYSIS:
The details of the applicant's request are included above and in the applicant's project narrative (Attachment 2). Conditional Use Permit applications are subject to specific findings upon which the Planning Commission must base its action. Staff's suggested findings are included in the resolution (Attachment 1).

The applicant does not propose any new construction, just a change in use from bed and breakfast to residential care facility. *Residential care, general* is defined in the Healdsburg Municipal Code as "A state-licensed facility, place or structure that is maintained and operated to provide non-medical residential care or foster agency services for seven or more adults and/or children as defined in the California Health and Safety Code. This use includes administration of limited medical assistance (e.g. dispensing of prescribed medications)." *Residential care, general* requires a Conditional Use Permit from the Planning Commission. This is differentiated from *Residential care, limited* which allows for a residential care facility of 6 or fewer clients as a permitted use. This is consistent with State law which mandates that facilities serving six or fewer residents are to be treated, for zoning purposes, like a single-family home and local governments may not impose additional zoning requirements or fees that they would not impose on a single-family home, The facility will be required to be licensed by the California Department of Health Care Services. The residential care facility will not introduce any new uses that would be inconsistent with the General Plan, GSNP, or LUC, and will not be detrimental to the surrounding neighborhood.

GENERAL PLAN AND LAND USE CODE ANALYSIS:
General Plan

The project site is located within the Grove Street Mixed Use Designation (GMU) (east parcel) and the Medium Density Residential Designation (MR) (west parcel). In general, the GMU land use classification allows for commercial and offices that are resident-serving in character while preserving the overall residential character of the area. The MR land use classification provides for single-family homes with a density range of 6 to 10 dwellings per acre and public and quasi-public uses when compatible with the overall purpose and character of the area and similar and compatible uses. The proposed project is consistent with the GMU designation and is consistent

with the MR land use designation in that residential care facilities with seven or more beds are conditionally permitted in both designations. The proposed conditional use permit is consistent with the General Plan in that the use is a conditionally permitted use, with no physical changes to the site proposed. The proposed inclusion of a residential care facility will not introduce any conflicts with regard to compatibility with the surrounding residential areas in that residential care facilities with seven or more beds are conditionally permitted uses in the MR and GMU zoning districts, therefore it is anticipated that the operation will be compatible with the City's land use framework. Furthermore, the project does not propose any modifications to the site and will continue to appear consistent with the residential built form.

Grove Street Neighborhood Plan

The property is designated Mixed-Use and R-1-6,000 by the Grove Street Neighborhood Plan (GSNP) which allows for a broad range of commercial uses, including residential care of seven or more residents with a conditional use permit.

Land Use Code

The project site is located within the Grove Street Mixed Use (GMU) zoning district designation (east parcel) and the R-1-6,000 zoning district designation (west parcel). Residential Care with seven or more residents is allowed in both zoning districts subject to the approval of a conditional use permit.

Parking: Pursuant to LUC Section 20.16.150, Table 17, residential care requires a parking ratio of one space for every two beds. The project proposes 13 beds, requiring the project to have a total of seven parking spaces. There are 45 parking spaces on site and as such, all parking for the use can be accommodated on site.

FINDINGS:

Pursuant to Land Use Code Section 20.28.165, the Planning Commission is required to make the following findings to approve a conditional use permit application; staff has provided suggested findings below each item in *italics*.

1. The proposed location and operation of the conditional use is in accord with the Healdsburg General Plan, objectives of the Land Use Code and purposes of the district in which the site is located.
   The subject properties are designated Grove Street Mixed Use and Medium Density Residential (MR) by the Healdsburg General Plan, which allows for commercial uses and single-family residences and similar compatible uses. The proposed residential care facility is consistent with the intent of this designation as it is a conditionally permitted use in the underlying Grove Street Mixed Use and R-1-6,000 zoning districts.

2. The proposed location and operation of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety or welfare or materially injurious to properties or improvements in the vicinity.
   The location of the subject property is in a mixed use and residential area consisting of residential and commercial uses. Conditions have been added to ensure compatibility with the

surrounding area and to ensure compliance with state licensing. The use is subject to compliance with the regulations contained in the Healdsburg Municipal Code, and the conditions of approval, and state licensing and as such the proposed use will not result or create a detrimental condition on the property, property vicinity, or community.

3. The proposed conditional use will comply with each of the applicable provisions of this Title. *Under the R-1-6,000 and Grove Street Mixed Use zoning designations, a residential care facility with seven or more beds is an allowed use subject to approval of a conditional use permit to be acted upon by the Planning Commission. The project will comply with all the standards for development in the R-1-6,000 and Grove Street Mixed Use zoning designation in that no exterior modifications are proposed.*

ENVIRONMENTAL REVIEW:
The project is categorically exempt pursuant to California Environmental Quality Act Guidelines Section 15301 Existing Facilities in that the project involves no physical expansion of the existing facility or use.

Further, none of the exceptions listed in CEQA Guidelines Section 15300.2 apply. There is no evidence that the Project will result in any adverse environmental impacts and the Project does not involve any unusual circumstances or historical resources. The proposed project would not significantly impact any environmental resource. In addition, there is no evidence that any significant cumulative impacts would occur.

Specific supporting details regarding the project site include the following: a primary building consisting of seven bedrooms, four greenside suites, one additional detached bedroom, and a bedroom within a laundry/maintenance building. In addition, the site contains an outdoor dining pavilion, putting green, pickleball courts, bocce ball court, and a tractor barn.

ALTERNATIVES:
The Planning Commission could deny the application if the Planning Commission finds that the application is inconsistent with the findings located in Land Use Code Section 20.28.165. Alternatively, the Planning Commission could impose additional Conditions of Approval to Exhibit A of the Resolution.

ATTACHMENT(S):
1. Resolution
2. Project Narrative
3. Main Building Floor Plans
4. Smoking Area Diagram and 13th room
5. Site Plan
6. Photos
7. Public Comment

PC RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEALDSBURG APPROVING MAJOR CONDITIONAL USE PERMIT APPLICATION CUP-0003-2025 TO ALLOW A 13-BED RESIDENTIAL CARE FACILITY AT 891 AND 893 GROVE STREET (APNS 089-120-069, -070)

WHEREAS, on July 24, 2025 the City received an application from The Ruse Treatment, LLC for a Major Conditional Use Permit to allow a 13-bed residential care facility for a substance abuse facility at 891 and 893 Grove Street; and

WHEREAS, prior to taking action on the Project, and at a properly noticed public hearing on September 23, 2025, the Planning Commission reviewed written and oral staff reports, took testimony and received into the record all pertinent documents related to the Project; and

WHEREAS, the project is categorically exempt pursuant to California Environmental Quality Act Guidelines Section 15301 Existing Facilities in that no expansion of the existing facility or use is proposed; and

WHEREAS, the Planning Commission considered all pertinent documents, including the project description and staff report, and received public comments before making its decision on the subject applications.

NOW, THEREFORE BE IT RESOLVED that the Healdsburg Planning Commission makes the findings required to approve Major Conditional Use Permit CUP-0003-2025 with the conditions attached hereto as Exhibit A, as follows:

A. Incorporation of Recitals
The above recitals are incorporated herein.

B. Major Conditional Use Permit Findings (CUP-0003-2025)

1. The proposed location and operation of the conditional use is in accord with the Healdsburg General Plan, objectives of the Land Use Code and purposes of the district in which the site is located.

   The subject properties are designated Grove Street Mixed Use and Medium Density Residential (MR) by the Healdsburg General Plan, which allows for commercial uses and single-family residences and similar compatible uses. The proposed residential care facility is consistent with the intent of this designation as it is a conditionally permitted use in the underlying Grove Street Mixed Use and R-1-6,000 zoning districts.

2. The proposed location and operation of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety or welfare or materially injurious to properties or improvements in the vicinity.

The location of the subject property is in a mixed use and residential area consisting of residential and commercial uses. Conditions have been added to ensure compatibility with the surrounding area and to ensure compliance with state licensing. The use is subject to compliance with the regulations contained in the Healdsburg Municipal Code, and the conditions of approval, and state licensing and as such the proposed use will not result or create a detrimental condition on the property, property vicinity, or community.

3. The proposed conditional use will comply applicable provisions of the General Plan and Land Use Code.

   Under the R-1-6,000 and Grove Street Mixed Use zoning designations, a residential care facility with seven or more beds is an allowed use subject to approval of a conditional use permit to be acted upon by the Planning Commission. The project will comply with all the standards for development in the R-1-6,000 and Grove Street Mixed Use zoning designation in that no exterior modifications are proposed.

3. CEQA Determination

The project is categorically exempt pursuant to California Environmental Quality Act Guidelines Section 15301 Existing Facilities in that the project involves no physical expansion of the existing facility or use.

Further, none of the exceptions listed in CEQA Guidelines Section 15300.2 apply. There is no evidence that the Project will result in any adverse environmental impacts and the Project does not involve any unusual circumstances or historical resources. The proposed project would not significantly impact any environmental resource. In addition, there is no evidence that any significant cumulative impacts would occur.

Specific supporting details regarding the project site include the following: a primary building consisting of seven bedrooms, four greenside suites, one additional detached bedroom, and a bedroom within a laundry/maintenance building. In addition, the site contains an outdoor dining pavilion, putting green, pickleball courts, bocce ball court, and a tractor barn.

BE IT FURTHER RESOLVED that the Healdsburg Planning Commission does hereby approve Major Conditional Use Permit CUP-0003-2025 subject to the conditions attached hereto as Exhibit A, which is incorporated herein by reference.

DULY AND REGULARLY ADOPTED by the Healdsburg Planning Commission on the 23rd day of September 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Approved: Attest:

Conor McKay, Chair	Scott M. Duiven, Secretary

Exhibit A: Conditions of Approval

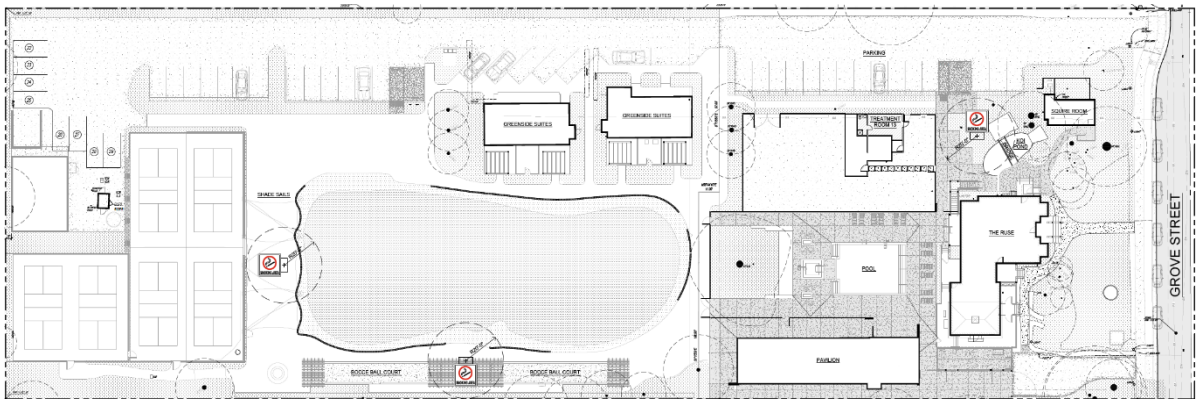
EXHIBIT A

CONDITIONS OF APPROVAL

Conditional Use Permit CUP-0003-2025
891 & 893 Grove Street
September 23, 2025

Community Development Department

1. The 13-bed residential care facility shall operate in accordance with Attachment 2 – Project Narrative; except as conditioned or modified herein.
2. Any modifications to the approved project must receive the prior approval of the City of Healdsburg. Minor modifications may be approved by the Community Development Director; however, major modifications, including any increase in the number of beds shall require Planning Commission approval.
3. This approval shall lapse and become void one year following the date on which the conditional use permit became effective unless the operation is commenced during such time, or a time extension is approved by the Community Development Director (LUC 20.28.185).
4. This conditional use permit shall be suspended automatically upon violation of any applicable provision of the Healdsburg Municipal Code or any of these conditions and may be revoked by the Planning Commission as provided by Land Use Code Sections 20.20.075 and 20.28.195.
5. The facility shall maintain all State of California licensing (e.g. State Department of Health Care Services (DHCS) and Department of Social Services (DSS) for a residential care facility.
6. Healdsburg Municipal Code Section 8.24.040 (Prohibition of smoking in public spaces and dwellings, multi-unit), prohibits smoking in all enclosed public spaces and multi-unit dwellings. Smoking shall be prohibited within 20 feet of entrances, exits, open windows or ventilation intake systems of any building and shall be restricted to the smoking areas identified in the exhibit below.



THE RUSE TREATMENT LLC

Major Conditional Use Permit Submittal Request- Project Narrative / Description

The Ruse Treatment LLC seeks approval to expand from the approved use of 891 Grove St. Healdsburg CA 95548 as a 6 bed In Patient Substance Abuse Facility to a total of 13 Beds.

The Lot consists of 51,873 S.F or 1.19 Acres.

The property and building will not require any Exterior or interior modifications.

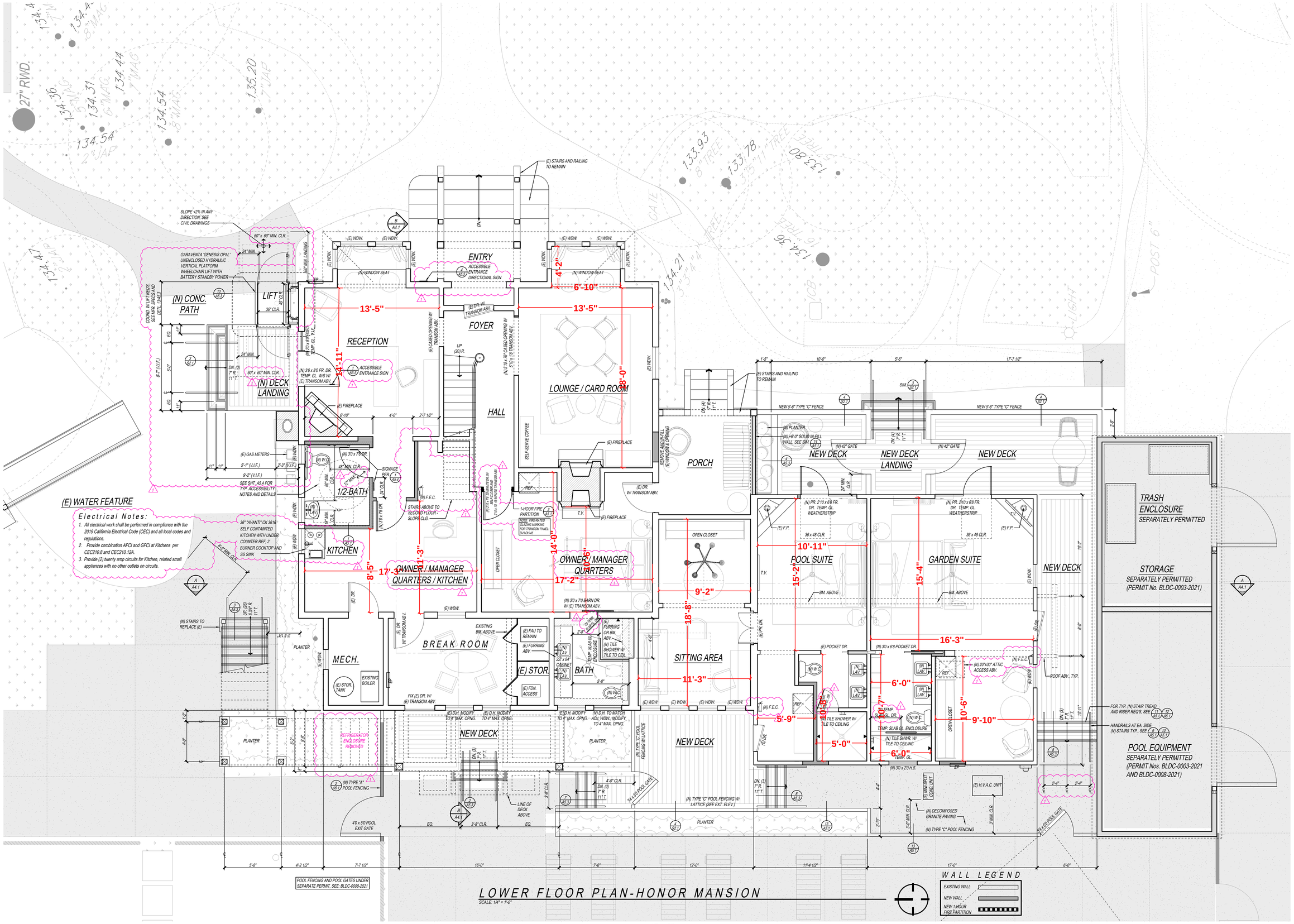
The facility will operate as a luxurious 13 bed Substance Use Disorder Facility.

The facility will target adult affluent male and female professionals, offering a discreet, personalized recovery experience in a serene resort style estate. With private suites, gourmet dining, and a low staff-to-client ratio, the intimate setting ensures security, privacy and comfort. The non-12-step, holistic program will integrate evidence-based therapies like CBT and EMDR with extensive one-on-one counseling and holistic practices such as yoga, meditation and acupuncture. Tailored to executives and creatives, it includes medically supervised detox, dual-diagnosis care, and customized aftercare. A unique experiential offering, Golf Therapy, uses the sport to promote mindfulness, stress relief, and peer connection, blending physical activity with therapeutic reflection to support sobriety. The program will be licensed by the Department of Social Services (DSS), certified by the Department of Health Care Services (DHCS) and accredited by Carf. Staffed by top-tier addiction specialists, the facility combines clinical rigor with resort-style amenities to deliver transformative recovery for its elite clientele.

Attached please find Location map and Assessor's Numbers APN-089-120-069 and APN-089-120-070 as well as detail for the Honor Mansion, Tractor Barn, Greenside Suites, Squire Room and Kitchen and Dining area.

Client Bedrooms consist of the 4 Rooms in the detail for the Greenside Suites, 1 room noted as Squire Room, Bedroom in Laundry building, 3 lower floor units in Honor Mansion Plan marked Garden Suite, Pool Suite, Owner Suite and 4 upper floor bedrooms marked Magnolia Room, Magnolia Suite, Angels Oak and Dogwood room.

All other uses for the property will remain as previously used by the Ruse for Maintenance, Office space, Recreation and food service. We anticipate that the enhanced use of the property will still result in less traffic than in its current use as the majority of our clients will not arrive with their own transportation and be with us for extended amounts of time. In addition, the facility will have enhanced security to insure no visitor entry and exit without pre-approval. During The hours of 7:30 AM to 7:30PM there will be an Executive Director / Counselor, Two counselors, Fitness Director, Cook and 3 certified recovery specialist / Techs. Our Medical director will be at the site an average of 20 hours a week. There will also be cleaning and maintenance people consistent in number and durations with the exiting Hotel. The site will always have a minimum of two people 24/7 for technical assistance and security.



JMA architects
James McCalligan Architect
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Santa Rosa, California 95401
(707) 578-4525 Fax: 578-3742

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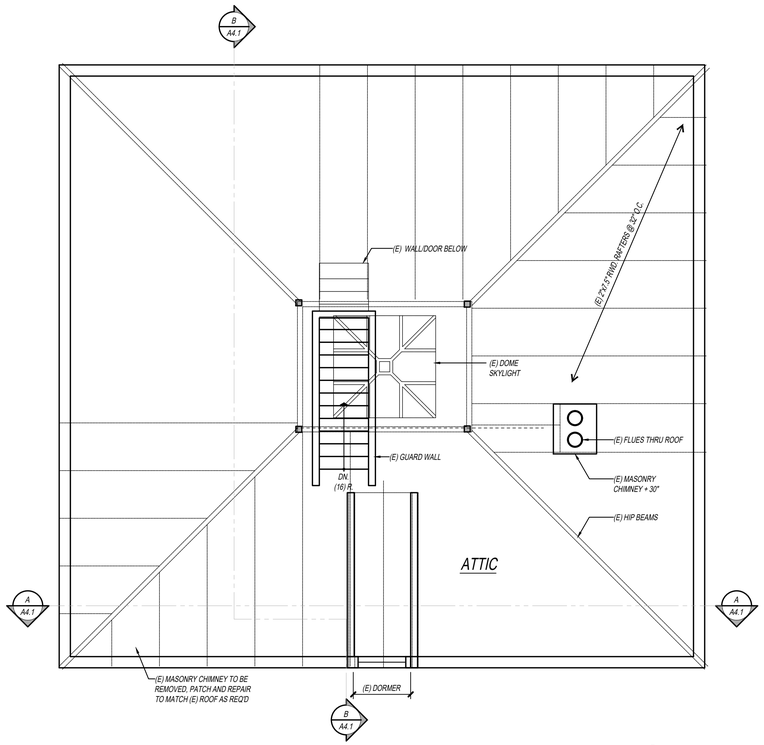
LICENSED ARCHITECT JAMES MCCALLIGAN No. C-17891 REN. 1-31-23 STATE OF CALIFORNIA
9-28-21

Project Architect	J.A.M.
Drawn By:	R.D.F.
Date:	1-11-22

	Revision	DATE
1	Plan Check	8 - 27 - 21

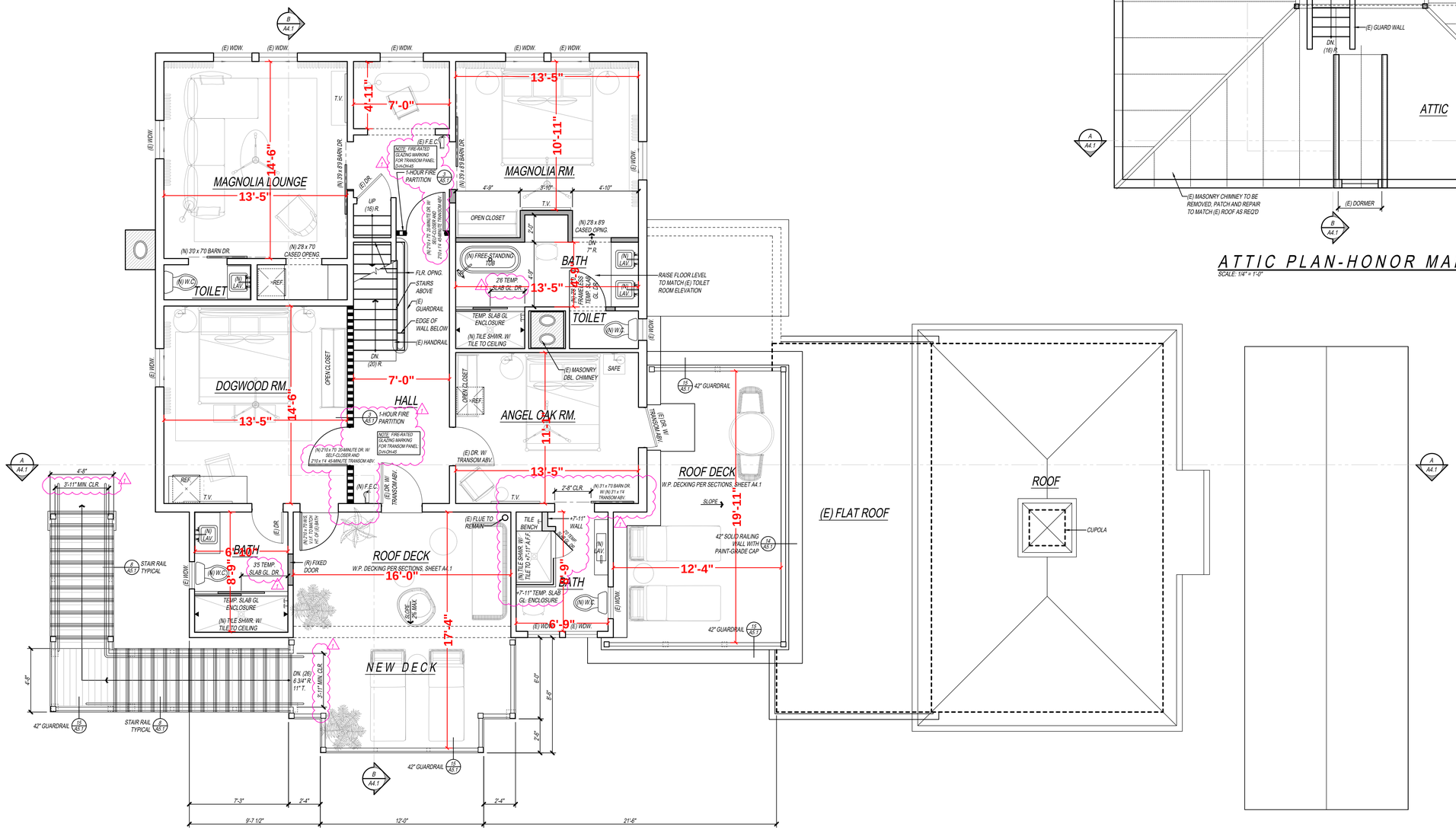
HONOR MANSION & SQUIRE'S COTTAGE REMODEL FOR:
891 GROVE STREET LLC
891 GROVE STREET
HEALDSBURG, CALIFORNIA 95448
APN 089-120-069

A2.1
OF 81 SHEETS
JOB NUMBER: 2020 - 16



ATTIC PLAN-HONOR MANSION

SCALE: 1/4" = 1'-0"



UPPER FLOOR PLAN-HONOR MANSION

SCALE: 1/4" = 1'-0"

WALL LEGEND

- EXISTING WALL
- NEW WALL
- NEW 1-HOUR FIRE PARTITION

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LICENSED ARCHITECT JAMES MCCALLIGAN No. C-17891 REN. 1-31-23 STATE OF CALIFORNIA
9-28-21

Project Architect	J.A.M.
Drawn By:	R.D.F.
Date:	1-11-22

	Revision	DATE
1	Plan Check	8 - 27 - 21

HONOR MANSION & SQUIRE'S COTTAGE REMODEL FOR:

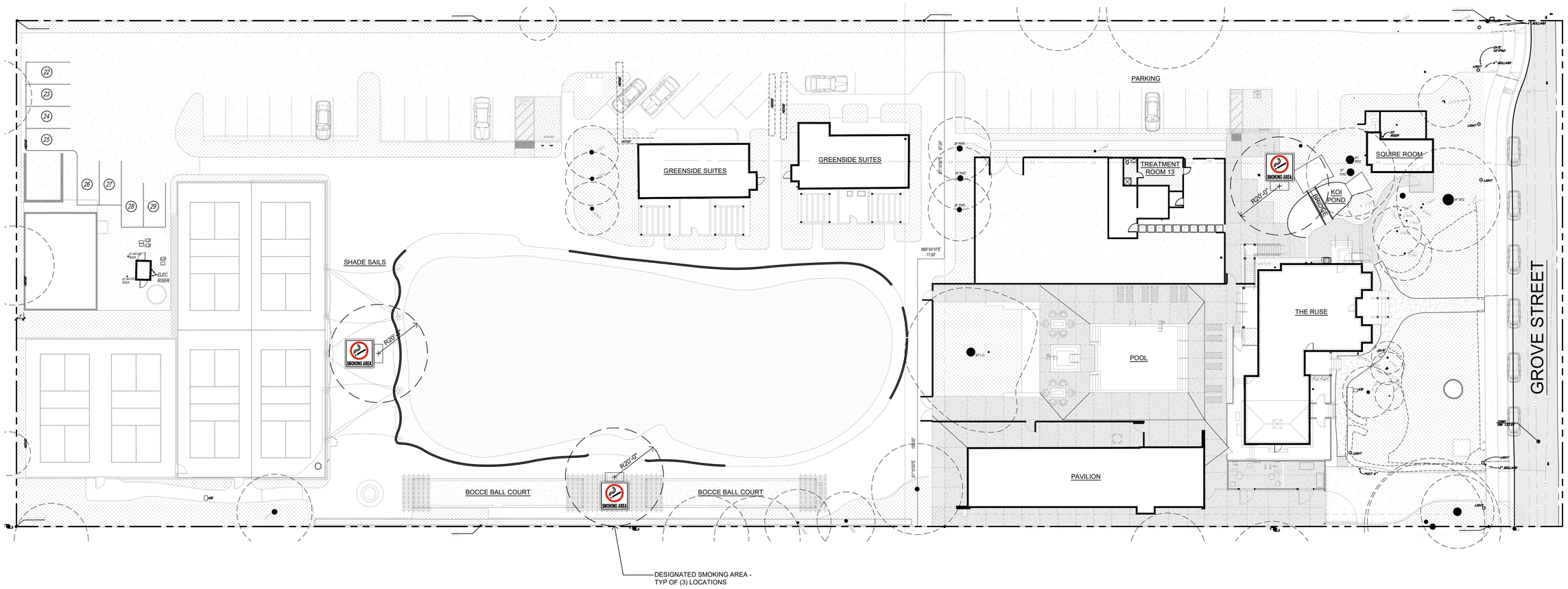
891 GROVE STREET LLC

891 GROVE STREET
HEALDSBURG, CALIFORNIA 95448
APN 089-120-069

A2.2

OF 81 SHEETS

JOB NUMBER: 2020 - 16

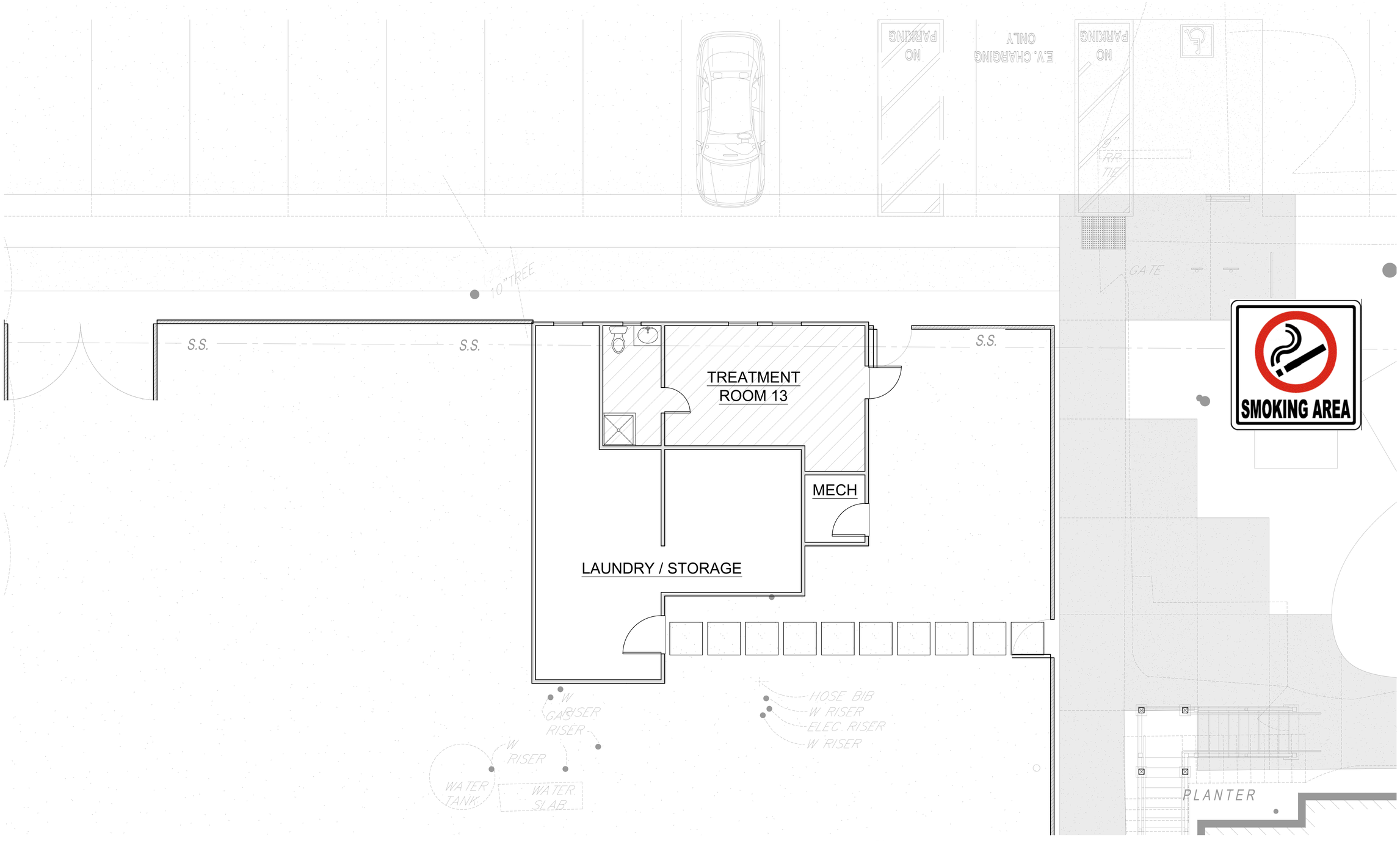


SITE PLAN

SCALE: 1" = 20'

0 10' 20' 40'

PLAN NORTH

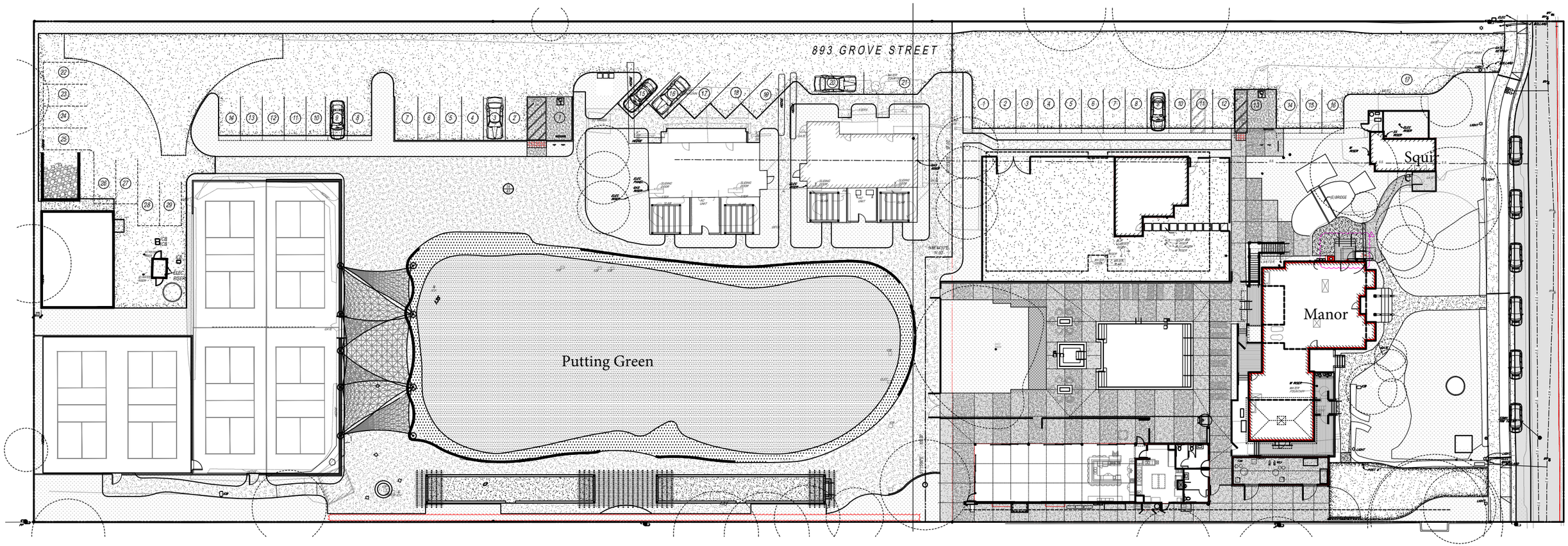


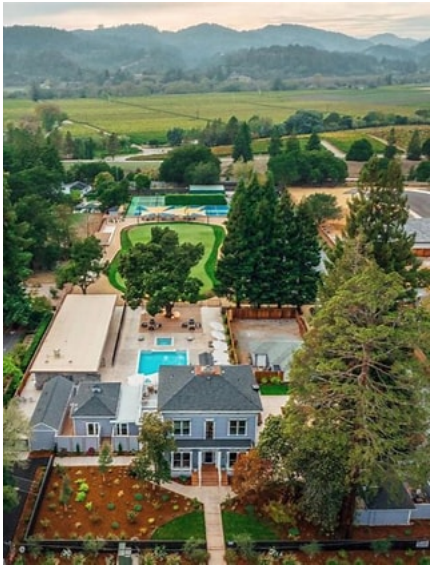
FLOOR PLAN

SCALE: 1/4" = 1'-0"

0 2' 4' 8'

PLAN NORTH


893 GROVE STREET
Putting Green
Manor
Squir
NORTH
1" 40'



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Ellen Mcdowell

From: Maya Elmer <maya.elmer@gmail.com>
Sent: Thursday, September 11, 2025 5:04 PM
To: emcdowell@healdsburg.gov; Scott Duiven; jkay@healdsburg.gov
Cc: CityCouncil@ci.healdsburg.ca.us
Subject: [EXTERNAL] - The Ruse Treatment Center

[CAUTION:] This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear City Manager Kay and Planning Staff,

I'm writing on behalf of Grove Street neighbors who are deeply concerned about the proposal to convert the Bed and Breakfast at 891 Grove Street into a residential drug treatment center.

Our neighborhood has been actively engaged in a multi-year process regarding the alcohol permit for the B&B known as the Ruse. That hearing was scheduled for last month, but was unexpectedly postponed by Patrick Wilhelm and continued to late October. So you can imagine our surprise when a large planning notice appeared in front of the Ruse, revealing a proposal that—despite apparently being in development for months—had not been shared with the community!

Where has the outreach been? It's important that applicants take the time to engage with neighbors and ensure their plans are compatible with the character and needs of the area. **We respectfully request that the hearing be postponed until a public community meeting is held by the Ruse Treatment Center. This would give residents a chance to ask questions, share concerns, and understand how the project intends to operate within our neighborhood.**

We hope city staff will take our concerns seriously and consider appropriate conditions of approval to protect the surrounding community. Right now, there's a lot of frustration about the lack of transparency and public information available.

Thank you for your time and attention to this matter.

Warmly,

Maya Elmer

Grove Street Resident since 2013

Ellen Mcdowell

From: Alice Oliver <aoliver52@gmail.com>
Sent: Wednesday, September 10, 2025 12:20 PM
To: emcdowell@healdsburg.gov
Subject: [EXTERNAL] - Ruse

[CAUTION:] This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hi Ellen,
My husband and I live next door to the Ruse. We have many concerns about a proposed rehab center opening next door to us.
Particularly the location of its smoking area near the Koi pond which will cause cigarette smoke to drift onto our outdoor deck and into our home throughout the day and evening. We are also concerned about the odors from the Center's kitchen, which will be producing three meals a day potentially affecting our property multiple times daily. We can already smell meals being cooked there if the wind is blowing our direction.
We are also concerned with the noise level as people will be outside smoking throughout the day.
We expect there will be more delivery trucks going up and down the gravel path which is along side our yard. Currently, when trucks and cars drive on the gravel path they create a cloud of dust and dirt, which can blow our direction, causing us to close doors and windows and run into the house. We have voiced our concern to the Ruse and as far as we can tell nothing has been done.
We appreciate you hearing our concerns.
Alice and Dennis Oliver

CITY OF HEALDSBURG
PLANNING COMMISSION
AGENDA STAFF REPORT

MEETING DATE: September 23, 2025

SUBJECT: Election of Officers

PREPARED BY: Scott Duiven

RECOMMENDED ACTION(S):

1. Accept nominations for the office of Planning Commission Chair and conduct election by voice vote.
2. Accept nominations for the office of Planning Commission Vice-Chair and conduct election by voice vote.

BACKGROUND:

The Planning Commission is to conduct the annual election of officers in accordance with the Planning Commission By-Laws.

> 3.0 OFFICERS: The Planning Commission shall have the following officers: a Chair, a Vice-Chair and Secretary. The Chair and Vice Chair shall be Commissioners of the Planning Commission and The Secretary shall be the Planning Director.
>
> 3.2 SELECTION: At the first regular meeting in July, or the first meeting after appointments have been made by the City Council, whichever date is later, the Commissioners shall nominate one or more candidates to fill the offices of Chair and Vice-Chair. Election shall take place by voice vote. New officers shall take office immediately upon the conclusion of the election of officers. In case of failure to elect officers at said first meeting, the election shall take place at the next regular meeting.

ENVIRONMENTAL REVIEW:

The election of officers is not a "project" pursuant to California Environmental Quality Act Guidelines Section 15378.b.5 since it is an administrative activity of government that does not have direct or indirect physical impact on the environment; therefore, environmental review is not required.

FISCAL IMPACT: None.