

## Attachment 2

### PC RESOLUTION NO. 2023-XX

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEALDSBURG RECOMMENDING THAT THE CITY COUNCIL APPROVE A GENERAL PLAN AMENDMENT FOR THE FOLEY FAMILY COMMUNITY PAVILION LOCATED AT 3 NORTH STREET (APNS 002-173-002, 003, AND 021).**

**WHEREAS**, an application has been received from the City of Healdsburg Community Services/Parks and Recreation Department proposing a General Plan Amendment (GPA 2022-01), Land Use Code Amendment (LUA 2022-01), Major Design Review (DR 2022-03), Conditional Use Permit (CUP 2022-02), Riparian Setback Variance (V 2022-01), and a Heritage Tree Permit (HT 2022-01), for a proposal to rehabilitate the existing, approximately 13,300 square foot warehouse building to accommodate a community events pavilion to provide space for the Healdsburg Certified Farmers' Market and other community and private events on three contiguous parcels totaling 1.05 acres. The project will pave and stripe the existing gravel parking lot to include 42 surface public parking spaces. The project includes the removal of 2 Heritage trees; and

**WHEREAS**, the proposed amendment to the General Plan Land Use Map would amend the land use designation of the project site from the current designation of Downtown Commercial (DC) to a designation of Public/Quasi Public (PQP); and

**WHEREAS**, the City of Healdsburg 2030 General Plan, adopted July 6, 2009, pursuant to California Government Code Section 65300, serves as the long range, comprehensive document guiding the City's growth and development while addressing major issues that affect the community such as transportation, housing, land use, open space, safety and noise; and

**WHEREAS**, California Government Code section 65358(b) limits the amendment of any mandatory element of the Healdsburg General Plan to not more than four times per year absent certain exceptions stated in that section, and this Resolution is presented as the first General Plan amendment of 2023; and

**WHEREAS**, the Planning Commission shall also consider for recommendation by separate resolution the related Land Use Code Amendment from CD-Downtown Commercial to P-Public for the project that must follow the General Plan Amendment action; and

**WHEREAS**, in conformance with the California Environmental Quality Act ("CEQA"), a Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (MMRP) have been prepared for the Project, which have evaluated the General Plan amendment at a project level for the project site and the MND and MMRP have been recommended to the City Council for adoption by separate resolution; and

**WHEREAS**, prior to acting on the General Plan Amendment, at a duly noticed public hearing on March 14, 2023, the Planning Commission considered all oral and documentary

evidence presented and incorporated all testimony and documents into the record by reference; and

**WHEREAS**, the Planning Commission makes the following findings recommending approval of the General Plan Amendment, as indicated on Exhibit A to this resolution:

1. Pursuant to State Government Code Section 65352.3, the City complied with tribal consultation requirements in that the City contacted all California Native American Tribes with traditional lands located within the City’s jurisdiction that are included on the contact list maintained by the NAHC, for the purpose of preserving or mitigating impacts to places, features, and objects described in sections 5097.9 and 5097.993 of the Public Resources Code. All tribes on the NAHC list either declined or did not request consultation.
2. Pursuant to State Government Code Section 65353, notice of a public hearing on the project has been provided in compliance with all requirements of the California Environmental Quality Act, and with Government Code Section 65090 and Section 65091, through direct mailing sent to all property owners within 300 feet of the site and all interested parties, by publication in the Press Democrat, and posting on-site, which was completed at least 10 days prior to the public hearing conducted on the project.
3. The proposed land use change to PQP-Public/Quasi Public formalizes and implements previous actions by the City Council based upon community input to rehabilitate the Cerri warehouse and transform the site into a public community pavilion that will benefit local farmers and the Healdsburg community consistent with City adopted goals and policies included in the General Plan.

**NOW, THEREFORE, BE IT RESOLVED** that the Healdsburg Planning Commission recommends the City Council approve GPA 2022-01.

**DULY AND REGULARLY ADOPTED** by the Healdsburg Planning Commission on the 14th day of March 2023, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Approved:

Attest:

\_\_\_\_\_  
Phil Luks, Chair

\_\_\_\_\_  
Scott Duiven, Secretary

Exhibit A: General Plan Map Amendment

Exhibit A: General Plan Map Amendment

