

PC RESOLUTION NO. 2023-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEALDSBURG RECOMMENDING THAT THE CITY COUNCIL APPROVE A LAND USE CODE 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 Land Use Code's Zoning Map would amend the zoning district of the project site from the current designation of CD-Downtown Commercial to the zoning district of P-Public; and

WHEREAS, by adoption of a separate resolution the Planning Commission has considered and recommended a related General Plan Amendment to the Public/Quasi Public (PQP) designation; 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 Land Use Code 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 Land Use Code 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 Land Use Code amendment, as indicated on Exhibit A to this resolution:

1. The proposed Land Use Code amendment is consistent with the goals and policies of all elements of the General Plan, and any applicable specific plan in that the proposed Public/Quasi Public General Plan land use designation for the subject site allows public buildings and grounds.

2. The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the City.
3. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA) in that an Initial Study was conducted resulting in a Mitigated Negative Declaration dated posted from February 13, 2023 through March 14, 2023.
4. The proposed amendment is internally consistent with other applicable provisions of this Zoning Code.
5. The site is physically suitable (including absence of physical constraints, access, compatibility with adjoining land uses, and provision of utilities) for the requested zoning district designation and anticipated land uses/developments in that all utilities and emergency services are available.
6. 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.
7. 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.
8. The proposed zoning district change to P-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 polices included in the General Plan.

NOW, THEREFORE, BE IT RESOLVED that the Healdsburg Planning Commission recommends the City Council approve LUA 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: Land Use Code Map Amendment

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