



December 20, 2019

City of Healdsburg
Planning & Building Department
401 Grove Street
Healdsburg, CA 95448

Re: 807 Healdsburg Avenue – Written Description

The project at 807 Healdsburg Avenue is for the construction of two new structures:

- A 2-story building at the street with a 960 sq. ft. commercial space on the ground floor and a two-bedroom, one bath residential unit at the second floor of 860 sq. ft.;
- A 2-story building located within the lot with three townhouse units of two-bedroom, 1 ½ bath residential units of 935 sq. ft. each.

The site is one legal property with two parcel numbers. It currently has two residential structures, one 920 sq. ft. and one 430 sq. ft. which will be demolished for the construction. Five trees of caliper 9" to 14" will be removed for the project. 7 trees will be planted in the new project – 6 Western Red Bud in the site and one Pepper Tree located near the sidewalk.

The buildings have a simple rectilinear form and are unadorned with a clean modern design. The ground floor is sheathed in painted milled cedar siding, the second floor will have a smooth stucco finish and the sides of the upper roof structures will be a painted Hardie board and batten siding. The carports on the townhouse building and the street-facing porch on the ground floor at the commercial space will be horizontal, stained cedar boards. The roofs, both the flat and the sloping surfaces will be a TPO membrane sheet product of a light color. The sloping south-facing roof will have PV solar panels of approximately 1 to 1 1/2 kW for each unit.

This project is subject the City of Healdsburg Inclusionary Housing Ordinance (IHO) and will be addressed by paying the required fee.

Sincerely,

A handwritten signature in black ink, appearing to read "Jonathan Pearlman".

Jonathan Pearlman
Principal