

Planning Permit Application  
Conditional Use Permit and Design Review Approvals  
**North Village**  
**Mixed-Use Commercial and Residential**  
Project Narrative  
April 13, 2021

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Conditional Use Permit Application Requirements

Note: This project narrative accompanies the City of Healdsburg Planning Permit Application for Conditional Use Permit and Design Review approvals for a new hotel development within the North Village mixed-use development as described. This is an application for a development permit. (Gov. Code 65943(a)).

## 1. Introduction

The property owner and applicant, Comstock Healdsburg, LLC, has received approval of a Master Conditional Use Permit (MCUP) application from the City of Healdsburg Planning Commission to develop a mixed-use development project the property at 16977 Healdsburg Avenue (Planning Commission Resolution 2020-02). This statement and related exhibits are included as part of the Planning Permit Application for a Conditional Use Permit and Design Review Applications to develop a new mixed-use commercial and retail development (“Project”) on Parcel 4 as identified in the plan set; the mixed-use development was approved as part of the MCUP application. The Conditional Use Permit and Design Review Applications that are the subject of this Planning Permit Application provide additional information for the Planning Commission to consider this specific development project.

### 1.1 General Background

By way of general background, CCS Healdsburg LLC, (“Property Owner/Applicant”) initiated preparation of an Area Plan for the North Entry Study Area (NEAP) in accordance with the requirements of the Healdsburg 2030 General Plan as the first step in the development process. The City Council approved the NEAP and *Final Environmental Impact Report* (FEIR) for the NEAP at a public hearing held May 20, 2019.

Subsequent to the NEAP approval, the Property Owner/Applicant, received approval from the City of Healdsburg for a Master Conditional Use Permit (2019-04) (“MCUP”) and Development Agreement (2020-01) (“DA”) for a mixed-use development on the property; an Addendum to the EIR prepared for the NEAP was approved for the MCUP and DA. The MCUP approved the North Village backbone infrastructure, utility and circulation plans, community and open space, density bonus application and shared parking as well as the specific uses on each individual parcel in the Project. In addition to approving the proposed uses on each parcel the MCUP established entitlement limits for specific development components including, but not limited to square footage of commercial uses; number of residential units; and number of hotel rooms. Project compliance with the General Plan and the NEAP is discussed in the Guiding Principles Section.

## 2. Site & Vicinity

The North Village is site located at the northern city limits of Healdsburg. The property is bordered by US 101 to the west, private property owned by Lytton Rancheria of California to the north, the North Coast Railroad Association (NCRA) railroad right of way and Healdsburg Avenue to the east and property owned by Simi Winery to the south. A vicinity map is included as Exhibit. 10.1.

The North Village site includes 4 parcels totaling 32.25 acres parcels owned by the applicant, Comstock Healdsburg, LLC. The proposed mixed-use development is located on Parcel 4 of the site plan approved for the North Village MCUP and is 5.10 acres in area.

The property is currently vacant; however, the site was formerly used for many years as a lumberyard and mill under various owners. The developable area has been graded flat and the area beyond the developable portion consists of sloping hillsides with native vegetation. Photos of existing site conditions are included as Attachments.

### **3. Land Use Designations**

The North Village property is designated as MU (Mixed Use 10-16 UPA) in the Healdsburg 2030 General Plan and is within the MU (Mixed Use) zoning district. As noted, the property is the subject of the NEAP that provides guidance for development of the property. The property is designated as MU (Mixed Use) in the Plan. The proposed uses in the North Village are allowed subject to conditional use permit approval (as may be required) and are identified as “preferred” uses in the NEAP and support the Plan’s Guiding Land Use Principles (Chapter 4 Land Use Framework, Zoning).

### **4. Use Descriptions**

#### **4.1 Mixed-Use Commercial and Residential**

The North Village mixed-use development is composed of three residential-scale buildings. Together they provide over 12,000 square feet of retail space and 5 live-work units at street level, as well as 45 residential units above (studio, 1-bedroom, 2-bedroom units). The retail storefronts activated the Main Street, which is visible as guests enter and exit the property. The storefronts connect to an inner courtyard and “The Promenade” which provides a variety of gathering spaces and activities to engage shoppers, visitors, and local residents. Project data is shown on Sheet G-0.1 in the plan set.

As with other uses in North Village, the mixed-use commercial and residential development provides areas to meet old friends and make new ones. North Village is designed to encourage social interaction and provide connections within North Village and the Healdsburg community.

- Pathways/trails - Connect within the property by using a system of pathways including a perimeter trail, and connections to the Foss Creek pathway system as shown on the connectivity plan.
- Courtyards
- Promenade to stroll, shop and dine.

### **5. Access & Parking**

#### **5.1 Circulation**

North Village will have single public entry from Healdsburg Avenue with a single lane entry and two lanes for exiting at Traffic Signal. As discussed in the MCUP, the entry previously approved by the Public Utilities Commission of the State of California was applied for by the City of Healdsburg and approved in September 2010. The entry design complies with plans approved by the Public Utilities Commission (PUC). On site private street widths will consist of a minimum 26' width with single lane of traffic in each direction and will terminate in a vehicular and fire truck turnaround. The privately maintained street will have a public access easement for public use. See MCUP site plans for street widths and road sections. Bicycle path linkage to downtown Healdsburg from the site will be enhanced with the inclusion of bike lanes on Healdsburg Avenue, as provided in the Saggio Hills Project Improvement Plan (SHPIP).

A transportation strategy that includes alternatives to private automobile use will reduce vehicle trips. Shuttle services, ride share services, car and/or bike sharing, electric vehicle sharing, and connections to the pedestrian and bicycle system may all play a part in connecting North Village to the greater Healdsburg community and other areas. Employing these alternative measures will contribute to the City's goal of providing a safe, efficient, and convenient transportation system.

## 5.2 Transportation Demand Management Plan

In compliance with MCUP 2019-04, Conditions of Approval No. C.19, a Transportation Demand Management Plan (TDMP) has been prepared for the hotel by Walker Parking Consultants; a copy is included in the application submittal materials. The TDMP includes detailed information regarding parking, mobility and trip reduction strategies that identify alternatives to private vehicle use.

- The on-demand shuttle service will be available to all residents and visitors of the North Village development, and to guests and visitors of the hotel.
- The hotel, mixed-use development and Enso Village projects will each provide a shuttle service connecting with downtown Healdsburg, to provide an effective and attractive option for guests, employees, residents and visitors to travel between the North Village and downtown. The scheduling of these shuttle services could be coordinated among operators in the future to share costs and increase level of service.
- Whether the service is operated on a fixed-route or on-demand will depend on market needs. A fixed-route implies a traditional transit service that has a designated route, stops and schedule, while an on-demand service implies a shared-ride type of service where users can request a trip on-demand. The difference is that an on-demand trip will be a shared ride with others and may have deviations along the route to pickup and drop-off passengers.
- It is also possible to implement a hybrid operation, where some shuttle vehicles are operated on a fixed-route and others are operated on-demand. This will need to be determined and adjusted as the project is developed, residents move in and visitors get used to access the development via shuttles.
- Shuttle users will have access to a smartphone application where they will be able to plan their trips, track vehicle location, receive notifications when vehicle is arriving, and reserve seats or pay for special trips if necessary.

To reduce vehicle trips, on-demand shuttle service will transport guests to and from North Village to downtown Healdsburg and regional transportation hubs including Sonoma County Regional Airport and to the SMART station when rail service is available. Parking and loading areas will be located and screened from view from Healdsburg Avenue to the extent possible. Bicycle racks will encourage use of alternative transportation for guests, and employees.

### 5.3 Parking

The North Village MCUP application process evaluated parking demand for all uses; a request for shared parking was approved as part of the MCUP. Master Conditional Use Permit 2019-04, Condition of Approval No. B.16, requires City review and approval a parking plan that allocates parking spaces among the uses on the subject parcel prior to issuance of the first building permit for any building, on a given parcel. A diagram of the parking layout identifying the number and location all shared parking spaces for all uses in North Village is included as an Attachment.

## 6. Design

The layout and design of the mixed-use commercial and residential development respects natural site conditions and supports the vision and goals of the North Entry Area Plan (NEAP). Project data reflecting compliance with the NEAP development standards is identified in the plan set.

North Village creates a transition from rural to the developed area of Healdsburg. The design program was informed by the site characteristics and was guided by the policies and development standards identified in the NEAP. The mixed-use Retail & Residential parcel consists of a cluster of 3 separate residential-scale buildings. There are two 3-story residential scale structures organized along the primary Boxheart Drive with retail at street level and residential units above. The residential units are linked with exterior covered corridor and all have private balconies with views to the vibrant neighborhood scene. The massing is purposefully separated to allow for a pedestrian connection to the ENSO village to the west.

The ground level retail provides storefront opportunities to enliven the street.- The storefronts flow out to a generous public sidewalk along Boxheart Drive with pockets of outdoor areas for street side dining and display of merchandise creating an active and vibrant neighborhood main street atmosphere. Some of these retail stores also have secondary storefront engaging the promenade to the east.

A separate 3-story building is located further to the east to create the retail promenade courtyard. The 3-story massing steps down to 2-story to the east. The street level of this building houses 5 live-work units that are oriented to engage the promenade. Additional residential units are located above on level 2 and level 3 with private balconies and views to the beautiful rolling hills to the east.

The promenade provides a variety of gathering spaces and activities to engage shoppers, travelers, local artisans, and residents alike. It is connected to the rest of North Village through pedestrian pathways forming the main focal point for the community. The use of stone and other materials provides distinct visual interest for the street level commercial spaces and work live units, and the residential units above commercial spaces. The simple shapes and mix of gable and flat roofs combined with the composition of stone, metal and wood materials on building exteriors provide a contemporary interpretation of the agrarian character of rural architecture found throughout Sonoma County. The design program and architecture of the mixed-use development is harmonious and compatible with the other developments in North Village.

As part of the design palette, a thoughtful landscape plan has been prepared that complements the built environment. The landscape is designed for low maintenance and drought tolerance; irrigation is within required water use allowances. The palette and design follows fire safety best practices for landscape, by use of fire-resistant plants, selected trees with appropriate scale and spacing near buildings, integration of natural buffers such as cart paths, event lawns, low maintained meadows and hardscape north of the property, areas of reduced planting in courtyards, and use of gravel mulches within 3 feet of building foundations.

A complete list of NEAP compliant plant materials and site amenities is provided in the landscape plan.

## **7. Sustainability**

Sustainable design, construction and operation is integral to all developments in North Village. The development will achieve a high level of sustainable resource use from construction through operations and will include the following:

- The development will strive for LEED standard at the Gold level and CalGreen building design and systems.
  - The project designs will incorporate current code compliant green building components and energy efficient materials and strategies that closely represent LEED Gold requirements. Certification will not be applied for with USGBC
- Clean power
  - All electric appliances throughout project (except Commercial kitchens)
- Photovoltaics-Solar Panels sized to meet demand
- Comprehensive water conservation strategy in building design and site landscaping.
  - Landscape will be designed to meet or exceed State MAWA and MWELO mandates for water use
- Hospitality Sustainability Guidelines will be incorporated into operation of hotel.

- Applied Best Practices synonymous with Green Hospitality Alliance standards
- All plumbing fixtures will feature high efficiency low flow designs and compliance with water efficiency requirements
- Shuttle service to downtown, Santa Rosa Regional airport, and the SMART station will be available.
- Electric Vehicle (EV) charging stations.
- Bicycles racks and storage will be provided for residents

## 8. Signage

A comprehensive sign program for the Project will be submitted for City approval in a future sign permit application. Signage will comply with City’s Sign Regulations and Guidelines as outlined in the Land Use Code Chapter 20.16, Article IX and will be consistent with the NEAP. Project signage will provide safe, legible, and visually compatible identification and wayfinding that respect the visual character of North Village.

## 9. Guiding Principles

The Planning Commission is required to make certain findings to grant approval of the Conditional Use Permit. One of the required findings is that the proposed location and operation of the use must be in accord with the Healdsburg General Plan and any applicable specific plan or area plan. The Project is within the NEAP area and complies with the Healdsburg 2030 General Plan Guiding Principles and the NEAP Vision and Guiding Principles. Compliance with applicable Vision and Guiding Principles is provided in the Attachments.

Healdsburg 2030 General Plan Guiding Principles

Guiding Principles	Comments
<b>1. Identity</b> A. Maintain Healdsburg’s role within the region.	<i>As part of North Village, the mixed-use development supports Healdsburg’s role in the Sonoma County region as an attractive community with a variety of housing and commercial options for residents and visitors.</i>
B. Promote connectivity among neighborhoods and through the City.	<i>North Village includes pathways that connect the hotel to other uses within the Village and to other neighborhoods and commercial uses in the Healdsburg community via the Foss Creek Pathway as shown on the plans in the submittal package.</i>
C. Protect the city’s scenic hillsides and ridgelines.	<i>As shown on in plans in the submittal package, the mixed-use development respects the development standards established in the NEAP and will not impact scenic hillsides or ridgelines identified in the City’s General Plan. Aesthetics</i>



	<i>for each project are reviewed as part of the Design Review process.</i>
D. Respect the City's past and its roots.	<i>The property was previously used as a lumberyard, the lumber industry was an important part of Healdsburg's heritage. However, like other former lumberyards in the city, the lumberyard ceased operation decades ago. The proposed mixed-use development does not diminish Healdsburg's heritage or historic places in the City.</i>
E. Protect neighborhood character.	<i>North Village is Healdsburg's newest neighborhood. The mixed-use development complements Healdsburg's existing neighborhoods by providing an additional housing opportunity for a range of housing types; and, provides small scale business opportunities for a range of services and goods that will be available to North Village residents, guests and the greater Healdsburg community.</i>
F. Protect and enhance the downtown and its plaza.	<i>As determined in the approved MCUP, North Village does not detract from or duplicate the downtown and Plaza areas. The mixed-use development includes new residential options and opportunities for small neighborhood commercial businesses in the north area of Healdsburg. Like other uses in North Village, the mixed-use development will not detract from the Plaza and central downtown area in keeping with the intent and purposes of the NEAP.</i>
G. Enhance gateways and strengthen primary corridors.	<i>North Village provides a strong gateway to the north boundary of the city along Healdsburg Avenue as contemplated by the NEAP.</i>
H. Enhance the city's waterways.	<i>While this property does not front on the Russian River or Foss Creek, the Project will utilize Best Practices for storm water retention.</i>
<b>2. Balance</b> A. Balance resident and visitor needs.	<i>The North Village is composed of a mix of uses that will serve residents, hotel guests, and the greater Healdsburg community by providing expanded housing options, a new visitor lodging option and new small- scale commercial</i>

	<i>opportunities. The mixed-use development provides opportunities for neighborhood scale commercial uses and housing opportunities including a range of multi-family housing units and live work units.</i>
B. Manage residential growth to ensure a measured pace of development.	<i>North Village increases housing opportunities in Healdsburg; specifically, special needs for the elderly and disabled, affordable housing, multi-family housing and live work units. Housing affordability was reviewed and approved through the MCUP process.</i>
C. Promote a mix of housing types and below market rate housing distributed through the community.	<i>North Village increases housing opportunities in Healdsburg; specifically, special needs for the elderly and disabled, affordable housing, multi-family housing and live work units. Housing affordability was reviewed and approved through the MCUP process.</i>
D. Ensure that infrastructure and services keep pace with development.	<i>The NEAP EIR examined infrastructure capacity and availability for the NEAP area. The mixed-use development is consistent with uses and densities that were contemplated in the NEAP Master Utility Plan is included in the submittal package. Backbone infrastructure for North Village was reviewed and approved as part of the MCUP process.</i>
E. Maintain a jobs/ housing balance.	<i>As described in item B, North Village provides affordable housing that is available to employees of North Village uses, including hotel employees, healthcare professionals, retail employees and other qualified residents contributes to improving the City's jobs/housing balance. The mixed-use development including a range of unit types and live work units that further improve jobs/housing balance.</i>
<b>3. Mobility</b> A. Promote safe and convenient transportation alternatives.	<i>As shown on the site plan in the submittal package, there are connections to pathways to encourage walking and bike use and provides pedestrian connectivity through the site, the perimeter trail, and the Foss Creek Pathway.</i>
B. Promote connectivity among neighborhoods and through the City.	<i>Pathways connect internally within North Village and the Healdsburg community via the Foss Creek Pathway.</i>

C. Maintain and improve operation of the Healdsburg Municipal Airport.	<i>Not Applicable</i>
<b>4. Sustainability</b>	<i>Not Applicable</i>
A. Protect agricultural resources.	
B. Protect the environment.	<i>Not Applicable – This item refers to City sponsored projects. The hotel at North Village is a private development project.</i>
C. Foster principles of sustainability and conservation.	<i>Sustainability features are incorporated throughout North Village including the mixed-use development. Sustainability measures are identified in the Sustainability section of the narrative.</i>
D. Protect and enhance the natural habitat of Healdsburg’s waterways.	<i>The North Village property does not front on the Russian River or Foss Creek, the Project will utilize Best Practices for storm water retention.</i>
E. Preserve and enhance Healdsburg’s urban forest.	<i>The North Village property is not within an urban forest.</i>
<b>5. Vitality</b>	
A. Provide an open and inviting business climate, a balanced economic environment, and a diverse tax base.	<i>North Village includes a range of uses that contribute to the supporting the local economy and a diverse tax base. The hotel at North Village will generate Transient Occupancy Tax (TOT) revenues, increased property tax revenues, and sales tax revenues that will contribute to the City’s economic development goals and that provide a funding source for City’s Community Services.</i>  <i>Commercial businesses in the mixed-use development will contribute to sales tax revenues.</i>
B. Support local businesses and industries.	<i>Residents, guests, employees, and businesses in North Village will be patrons of local businesses and services.</i>
<b>6. Livability</b>	
A. Foster high quality design.	<i>Site design and architecture were guided by the NEAP Guiding Principles and Chapter 5, Design Framework.</i>
B. Maximize opportunities for active and passive recreation.	<i>North Village developments include a range of opportunities for meetings, events, and gatherings including outdoor gardens, active and passive recreation areas. Additionally, North Village is in proximity to a new community park directly across Healdsburg Avenue.</i>

<p>D. Meet health care needs</p>	<p><i>Increased revenues resulting from North Village; in particular from the hotel use, will generate increased Transient Occupancy Tax (TOT), property tax and sales tax revenues that will be available to the City to use as a funding source for City sponsored health and wellness programs as part of the City's Community Services program.</i></p>
<p><b>7. Safety</b> A. Minimize hazards to life and property.</p>	<p><i>Each development will comply with all applicable Building Code, Fire code and requirements of applicable public agencies.</i></p> <p><i>As noted, there are two fault trace locations identified on the site. There are no structures within the required setbacks of the fault trace locations as shown on the site plan in the submittal package.</i></p>
<p>B. Protect and improve Healdsburg acoustic environment.</p>	<p><i>Potential noise impacts for the North Entry Area Plan were analyzed in the EIR approved for the NEAP. All uses in North Village comply with the NEAP.</i></p>

North Entry Area Plan (NEAP)

**Chapter 3 Vision and Guiding Principles**

**A. Vision**

*Located at the northern boundary of Healdsburg, the North Entry area is a livable community that serves its residents and surrounding community. The development and landscaping reflect a transition from the agricultural and rural character of the Alexander Valley to the compact walkable character of the city further south. Development within the North Entry area is a mix of different sizes and types of residential buildings, local-serving shops, neighborhood services, cafés, and possibly a hotel. Offices and workspaces may provide employment opportunities. The residences provide a range of housing options for existing and new residents of Healdsburg and for all age groups. The North Entry area is an inviting neighborhood that provides public open spaces and plazas, connections to the Foss Creek Pathway, and options to access downtown or the surrounding region by walking, biking, and transit.*

The table below identifies Project consistency with Chapter 3 NEAP Vision and Guiding Principles and Chapter 5 Design Framework.

**Chapter 3 Vision and Guiding Principles**

<b>Guiding Principles</b>	<b>Comments</b>
<p><b>1. <u>New Neighborhood</u></b>                      Create a vibrant new neighborhood on the site that is inclusive, interconnected, intergenerational, and accessible to all income levels. The neighborhood will include commercial uses that will complement and support residential uses in northern Healdsburg.</p>	<p><i>North Village includes a range of housing opportunities and commercial uses to create Healdsburg’s newest neighborhood. The hotel use makes possible the affordable housing component of North Village. The mixed-use commercial and residential development provides an additional range of housing opportunities. New retail opportunities will provide goods and services to North Village and residents in northern Healdsburg. North Village housing opportunities were reviewed in the MCUP process.</i></p>
<p><b>2. <u>Buildings and Landscape</u></b>                      To pay respect to the context of this important site, make the overall site development of building and landscape compatible in design, placement, scale, and materials to the historical agricultural and rural character of the surrounding region. To create a balance between building and green space, integrate buildings within the</p>	<p><i>The design is inspired and references the agrarian and rural character of the region. Residential scale buildings are organized and clustered around courtyards and open spaces reinforcing the village-like character. The courtyards form “outdoor rooms” for activities and connection to nature and help bring in natural light to the buildings. Street trees, green walls, plants on trellises, rooftop terraces with</i></p>

<p>landscape by clustering buildings together around interior courtyards and providing generous landscaped areas between cluster. Consider rooftop gardens and “living walls” to further integrate buildings with the natural environment.</p>	<p><i>planters, and canopy trees at retail promenade further integrate the buildings with the natural environment. . The landscape is designed for low maintenance and drought tolerance; irrigation is within required water use allowances. The palette and design follows fire safety best practices for landscape, by use of fire-resistant plants, selected trees with appropriate scale and spacing near buildings, integration of natural buffers such as cart paths, event lawns, low maintained meadows and hardscape north of the property, areas of reduced planting in courtyards, and use of gravel mulches within 3 feet of building foundations.</i></p>
<p><b>3. <u>Building Siting and Orientation</u></b>          To provide an interesting and comfortable pedestrian environment in the interior of the site, orient building so that entrances and outdoor gathering spaces face directly onto primary and secondary streets. Set building frontages close enough to sidewalks-5 to 15 feet-to provide a sense of enclosure on the street, while allowing for landscaping.</p>	<p><i>Buildings are carefully sited and organized to help reinforce the street edge along the primary Boxheart Drive and the secondary Dovetail Lane. Retail storefronts are oriented towards and along Boxheart Lane with generous sidewalk and pockets of outdoor siting areas creating a vibrant, friendly, pedestrian oriented neighborhood retail street. A separate 2 and 3 story building is oriented towards Healdsburg Ave and the retail promenade. Majority of the residential units above are oriented to take advantage of view opportunities to the East.</i></p>
<p><b>4. <u>Building Massing</u></b>          To make the development human scaled and comfortable, break down the apparent size of building by separating larger buildings into smaller connected volumes, and moderate the apparent height of buildings by stepping roof forms down from higher to lower.</p>	<p><i>The proposed project reduces the apparent size of overall massing by breaking down the larger buildings into smaller footprints and volumes. The 3-story massing along Boxheart Drive steps down to 2 story along Healdsburg Ave to the East The residential scale massing is organized in clusters around courtyards and reinforcing the village-like character.</i></p>
<p><b>5. <u>Contextual Design</u></b></p>	

<p>To help the building feel consistent with the existing agrarian architecture of the area, such as barns and wineries, use simple building massing, sloped roof forms, and typical rural materials such as timber framing, board siding, metal roof line, and stone.</p>	<p><i>The design is contextual through the use of simple building forms, barn-like shape, low pitch gable roofs, and the use of traditional natural materials such as standing seam metal roof, board and batten siding, and natural stone.</i></p>
<p><u>6. Parking</u> To have an attractive, pedestrian-oriented environment, minimize the impact of parking areas by placing parking within buildings. Provide surface parking, if necessary, at the outer edges of the site. Ensure that surface parking areas are broken up into smaller discrete pods, are screened with landscaping or appropriate fencing, and have adequate tree coverage.</p>	<p><i>Shared parking spaces will be available as per approved shared parking program as identified on the parking layout diagram.</i></p>
<p><u>7. Healdsburg Avenue Building Orientation</u> To create a varied frontage along Healdsburg Avenue, vary setback and orientation of buildings. Modulate the scale of building clusters with smaller outbuildings such as well-designed garages, pergolas, and sheds, and ensure that some of the building entries face toward Healdsburg Avenue. Separate building clusters with focused areas of trees and landscaping.</p>	<p><i>The 2 &amp; 3-story buildings on the mixed-use site are oriented towards Boxheart Drive and Healdsburg Avenue. The buildings are set back from Healdsburg Ave and complimented with lush landscaping for visual screening around buildings and along the edges.</i></p>
<p><u>8. Building Heights</u> To take advantage of topography and site orientation, step building heights down from west to east, with the tallest buildings along the western edge providing interior protection from Highway 101, stepping down to lower height buildings along the Healdsburg Avenue frontage.</p>	<p><i>The buildings step down in height from West to East. The buildings are 3-story along Boxheart Drive and step down to 2 &amp; 3 story along Healdsburg Avenue to the East.</i></p>
<p><u>9. Views from the Site</u> To take advantage of the beautiful views of the scenic hills to the east, carefully place key viewing areas such as balconies and outdoor gathering spaces to frame views over, around, and between buildings.</p>	<p><i>The housing units with private terraces and balconies are carefully oriented to take advantage of the vibrant neighborhood scene and the beautiful views to the rolling hills to the east.</i></p>

<p><u>10. Views to the Site</u>                  To be a good neighbor to those passing by on Highway 101, do not obscure the view to the eastern hills, and consider the “façade” of the rooftops which will be visible from the highway. These rooftops should be well designed and should shield vents and mechanical equipment from View. To be a good neighbor to those viewing the development from Healdsburg Avenue and existing and future residential neighborhoods to the east, ensure that elevations of buildings facing that direction are attractively designed, and design the clustered landscaping so the trees and landscape grown large enough to partially screen the development.</p>	<p><i>The grouping of smaller residential scale buildings couple with variation in building height reinforces the village-like character along Healdsburg Avenue. Roofs are broken up and articulated to create visual interest. Existing vegetation along Hwy 101 and the ENSO Village shield views towards the mixed-use development from HWY 101. Trees and landscaping compliment the buildings and provide visual screening around the perimeter.</i></p>
<p><u>11. Land Use</u>                  In order to create a comfortable, active community-oriented development, provide a mix of uses that will create a lively environment, address housing needs, including affordable housing; provide local-serving shops, cafes, and restaurants; accommodate lodging through a potential hotel; and give opportunities for employment. In addition, provide attractive public open space for residents and visitors to enjoy.</p>	<p><i>The mixed-use development is consistent with the preferred land uses identified in the NEAP. North Village creates a comfortable, active community-oriented development with a mix of uses that create a lively, walkable, healthy environment that will be enjoyed by residents and visitors. See Chapter 4 Land Use.</i></p>
<p><u>12. Gateway</u>                  To acknowledge the northern boundary of the city and the transition from rural to town, establish the area as a gateway to welcome people to Healdsburg. In addition, provide a secondary gateway, or sense of entry, to the development itself through landscaping, signage, public art, wayfinding, and other special design treatments.</p>	<p><i>The mixed-use retail and residential development within North Village help in the creation of an attractive gateway to Healdsburg</i></p>



<p><b>13. <u>Central Focal Point</u></b>          Provide a central focal point within the site that will serve as a gathering space for the community. This space will allow for a flexible and diverse range of activities, including congregation, socializing, events, and other public activities. This central space will be linked by pedestrian paths to the envisioned network of courtyards and open spaces throughout the site.</p>	<p><i>The outdoor retail promenade is the main focal point of the community. This is a multi-functional outdoor space and a gathering place for holding festive events and where locals come to dine, shop, and relax with friends and family. The promenade is directly connected to the adjacent barn-like “Grange” and function lawn which can be made available for holding public events and activities. These spaces are linked with pedestrian paths and easily accessible to residents and visitors in North Village.</i></p>
<p><b>14. <u>Landscaping along Healdsburg Avenue</u></b>          Provide a wide landscaping easement along the west side of Healdsburg Avenue between the street and the North Coast Railroad Authority (NCRA) right-of-way, planted with groupings of native landscaping that is consistent with and complements the landscaping along the east side of Healdsburg Avenue for the Montage Healdsburg project.</p>	<p><i>The wide easement area will be planted with trees and plants native to the region to provide lush landscape buffer. The landscape is designed for low maintenance and drought tolerance; irrigation is within required water use allowances. The palette and design follows fire safety best practices for landscape, by use of fire-resistant plants, selected trees with appropriate scale and spacing</i></p>
<p><b>15. <u>Multimodal Options</u></b>          Encourage the use of bikes, walking, and transit for economic and health and climate benefits, and thereby lessen the need to use motor vehicles. Implement an interconnected network of streets, parking and pathways that safely accommodate multiple modes of travel, including a pedestrian path around the site, safe bicycle facilities along Healdsburg Avenue and the development’s internal area, comfortable sidewalks and safe crossing along Healdsburg Avenue, an direct connections to bus stops on Healdsburg Avenue.</p>	<p><i>Like other uses in North Village, the hotel encourages use of alternative forms of transportation including biking, walking and sustainable transit options. The use of shuttles will connect hotel guests to downtown and to connect to transit options (bus stops, airports, future SMART train depot).</i></p>
<p><b>16. <u>Connectivity</u></b>          To help complete the Foss Creek regional multiuse path, determine an alignment on the North Village development site, provide a public access easement, and</p>	<p><i>North Village improves connections to the Foss Creek path and provides internal paths on the site including a perimeter trail and internal pedestrian walkways to connect uses within North Village and the</i></p>

<p>construct the path. For the majority or entirety of the site, the trail will be on the east side of the NCRA right-of-way. The planned improvements to the at-grade rail crossing and signalization of the intersection will establish a safe and comfortable connection for bicyclists and pedestrians across the NCRA tracks that continue across Healdsburg Avenue to link with the existing Foss Creek trail.</p>	<p><i>downtown for the use of residents, visitors, and employees.</i></p>
<p><b>17. <u>Emergency Access</u></b> To ensure access to and from the site during emergencies, establish a secondary emergency access point across the NCRA right-of-way.</p>	<p><i>North Village will establish a new secondary emergency vehicle access as approved by the MCUP and shown on the approved site plan.</i></p>
<p><b>18. <u>Sitewide Master Planning</u></b> Establish a master Conditional Use Permit process to allow for comprehensive planning and review of backbone infrastructure, shared improvements, and the allocation of development density, site coverage, non-residential floor area, and inclusionary housing. Allocation of density, site coverage, floor area, and inclusionary housing to specific parcels will be based on a sitewide (rather than parcel by parcel) analysis. Use of a Development Agreement is encouraged.</p>	<p><i>The City approved an Addendum to the NEAP EIR and a MCUP (Planning Commission Resolution 2020-02) for the North Village mixed-use development. The MCUP granted approval of a mixed-use development including a hotel, senior living community, affordable multi-family housing, mixed-use commercial/multi-family and work-force housing, backbone infrastructure improvements and shared parking.</i></p>

**Conditional Use Permit Application Requirements (HMC §20.28.155)**

Requirement	Provided
<p>A. Application for a conditional use permit may be made to the planning and building department on a form prescribed by the department and shall be accompanied by applicable fees as required by resolution of the City Council and all information and materials required by the department, including the following:</p>	<p><i>See City Planning Permit application; application fees attached</i></p>
<p>1. Information that is relevant to the findings required to grant a conditional use permit pursuant to HMC <a href="#">§20.28.165</a>.</p>	<p><i>See Project Narrative attached to City Planning Permit application</i></p>
<p>2. A complete written description of the proposed use of the property or structures, such as nature of the proposed conditional use, expected days and hours of operations, and expected number of employees and patrons or visitors.</p>	<p><i>See Project Narrative attached to City Planning Permit application</i></p>
<p>3. The following plans or drawings:</p> <ul style="list-style-type: none"> <li>a. An accurate scale drawing of the site depicting appropriate information, such as existing and proposed locations of streets, property lines, surrounding land uses, trees, structures, driveways, pedestrian walks, off-street parking and loading facilities, and landscaped areas.</li> <li>b. Floor plans, drawn to scale, of buildings and structures to be included as part of the proposed conditional use permit, including any alterations to existing structures.</li> <li>c. Architectural elevations of any new construction proposed as part of the conditional use permit application.</li> </ul>	<p><i>See plan sets submitted with Planning Permit application</i></p>
<p>B. Additional information may be requested by the planning and building department to completely evaluate the proposed conditional use.</p>	<p><i>See attachments</i></p>
<p>C. The planning and building director may authorize omission of any or all of the plans and drawings required by this section if they are not necessary to enable the commission to determine whether the proposed use will comply with each of the applicable provisions of this title. (Ord. 1116 § 1 (Exh. A § 1), 2012; Ord. 950 § 2 (Exh. A § 2705), 1998).</p>	<p><i>Not Applicable</i></p>