

Exhibit 8-

North Village Hotel Project - Healdsburg 2030 General Plan Consistency Analysis

Note: Design Review DR 2021-06 and Conditional Use Permit CUP 2021-03 are focused exclusively on the design, operation and maintenance of the North Village Hotel project. Consistency findings related to the project's geographic location and categories and densities of use were made by the Planning Commission and City Council when Master Conditional Use Permit CUP 2019-04 and Development Agreement DA 2020-01 were approved.

General Plan Policies	Consistency Analysis ✓ - Consistent ✗ - Inconsistent	
<p>Policy LU-18: Prior to the development of the ±30-acre property on the west side of Healdsburg Avenue at the northern city limits (commonly referred to as the Quaker Hill property), the Planning Commission shall approve a conditional use permit or similar land use entitlement, in addition to a design review permit, that defines the development's physical and operational characteristics and insures that the mix of uses is compatible and consistent with the intent of the North Entry Plan.</p>	<p>The Master Conditional Use Permit for the North Village Project (CUP 2019-04) and the Design Review Permit and Major Conditional Use Permit for the Hotel fulfill the requirement of Policy LU-18.</p>	✓
<p>Policy NR-E-5: The City will encourage the use of large-scale trees in new development to lessen heat build-up from solar radiation.</p>	<p>The North Village Hotel Project will include generous landscaping with numerous large-canopied shade trees.</p>	✓
<p>Policy S-D-2: All new development designated as being in a wildland high fire hazard zone shall be constructed to meet wildland urban interfaces standards; and shall implement and maintain vegetation management plans around all structures.</p>	<p>The North Village Hotel is designed to meet Building and Fire Code requirements for development in the wildland-urban interface. A Vegetation Management Plan has been prepared and compliance with its recommendations is required.</p>	✓
<p>Policy CD-A-1: The City will encourage building design of high quality that is in scale with adjacent development and that harmonizes with surrounding development.</p>	<p>The North Village Hotel is sited and scaled to comply with the North Entry Area Plan design guidelines. The architectural details and building materials are consistent with rural and agricultural character of the area.</p>	✓
<p>Policy CD-A-11: Landscaping shall be used in public and private development projects to enhance the city's visual qualities, provide shade and minimize glare.</p>	<p>The landscaping plans for the North Village Hotel will enhance the visual character of the project site, help to screen its buildings from view, and will provide shade for guests, visitors and residents of the North Village Project.</p>	✓