

Exhibit 9
North Village Hotel Project
North Entry Area Plan Consistency Analysis - Guiding Principles

NEAP Guiding Principles	Consistency Analysis ✓ - Consistent ✗ - Inconsistent	
<p>2. Buildings and Landscape. To pay respect to the context of this important site, make the overall site development of buildings 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 built and green space, integrate buildings within the landscape by clustering buildings together around interior courtyards and providing generous landscaped areas between clusters. Consider rooftop gardens and “living walls” to further integrate buildings with the natural environment.</p>	<p>The North Village Hotel is comprised of several relatively small-scale buildings clustered around internal courtyards and pool facilities. The tallest structure, the Lobby/Restaurant building is centrally located on the site. The building forms, massing and materials reflect the agricultural heritage of the region. The Grange building, in particular, is a modern-day, barn-like structure that is part of the "community focal point" for the North Village Project. The landscaping within the Hotel project site and along the edges of the development helps to integrate the Hotel with its natural setting.</p>	✓
<p>3. Building Siting and Orientation. To provide an interesting and comfortable pedestrian environment in the interior of the site, orient buildings 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>The North Village Hotel is oriented towards Dovetail Lane with the Arrival Court and Lobby/Restaurant Building aligned with Boxheart Drive. The Dovetail Lane frontage is activated by the Grange building which is aligned with the Promenade in the Mixed Use Project. The Hotel project is also oriented to the interior of the site, where buildings are clustered around courtyards and outdoor gathering spaces. The building siting and orientation and the system of internal paths and outdoor spaces creates an interesting and comfortable pedestrian environment within the Hotel site.</p>	✓
<p>4. Building Massing. To make the development human scaled and comfortable, break down the apparent size of buildings 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>The North Village Hotel is comprised of several buildings that are grouped around courtyards and other functional areas. The guestroom bungalows are two-stories in height. The spa and Grange are single-story. The only three story building is the Lobby/Restaurant building. The building height and massing steps down from west to east, as envisioned in the NEAP.</p>	✓
<p>5. Contextual Design. To help the buildings 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</p>	<p>The North Village Hotel design is contextual through its use of simple, barn-like shapes building shapes with gable rooflines; and the use of materials and colors that approximate the use of natural stone, board and batten siding, and metal roofs on agricultural structures in the region.</p>	✓

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such as timber framing, board siding, metal roofing, and stone.		
<p>6. Parking. In order 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>The North Village Hotel does not have enclosed parking, but rather, valet parking is provided in a surface parking lot on the east side of the development and on-street shared parking is located along the Dovetail Lane frontage and in the vicinity. The east parking lot is landscaped with large shade trees and additional landscaping is provided along the Healdsburg Avenue frontage of the site (in conjunction with the shared improvements approved by the Master CUP) which will help to screen the east parking lot from public view.</p>	✓
<p>7. Healdsburg Avenue Building Orientation. 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>The North Village Hotel places the lowest, one- and two-story building masses along the Healdsburg Avenue facing frontage of the site and the single three-story building is located on the interior aligned with Boxheart Drive. The buildings are articulated to provide visual interest on all facades. Landscaping includes shade trees, and ornamentals trees, shrubs and groundcover.</p>	✓
<p>8. Building Heights. 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>The buildings in the North Village Hotel are predominantly two-stories, with a three-story structure (the Lobby/Restaurant building) on the interior of the site, and the one-story Spa building located on the portion of the site that is closest to Healdsburg Avenue.</p>	✓
<p>9. Views from the Site. 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>The guest units of the North Village Hotel include windows and balconies offering views of the surroundings. In addition, the Lobby/Restaurant building has an outdoor terrace and a rooftop bar that will offer indoor/outdoor dining opportunities. The Grange building and the Common area to the north of it provide gathering spaces will views of the tree-studded hillside to the north of the site.</p>	✓

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<p>10. Views to the Site. 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 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 grow large enough to partially screen the development.</p>	<p>The North Village Hotel is located on the interior of the North Village development and will be mostly obscured from views from Highway 101 by the taller buildings in the Enso Village development and the Affordable/Workforce Housing project which are located on the west side of the North Village site. The North Village Hotel will be visible from Healdsburg Avenue and includes well-designed facades and attractive landscaping to enhance views from the street corridor.</p>	✓
<p>15. Multimodal Options. 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 crossings along Healdsburg Avenue, and direct connections to bus stops on Healdsburg Avenue.</p>	<p>The applicant submitted a North Village Hotel Transportation Demand Management (TDM) Plan that identifies a variety of proposed features to encourage multi-modal transportation and reduce the reliance on automobile travel. These measures include a shuttle service, providing convenient and secure facilities for bicycles, providing courtesy bikes for hotel guests, providing strong pedestrian connections to transit stops and other uses in the neighborhood, and a whole menu of TDM measures identified in the TDM Plan.</p>	✓

Exhibit xx
North Village Hotel Project
North Entry Area Plan Consistency Analysis - Land Use & Development Standards

NEAP Land Use & Development Standards	Consistency Analysis ✓ - Consistent ✗ - Inconsistent	
200,000 SF cap on non-residential uses throughout the NEAP planning area.	The gross floor area in North Village Hotel is approximately 81,248 square feet. The proposed non-residential use square footage allocated in the Master CUP (CUP 2019-04) for the Hotel was approximately 87,000 square feet and the proposed North Village Hotel is consistent with the cap established by the Master CUP and the NEAP.	✓
60% maximum site coverage, based on 18.2 developable acres, and applicable sitewide.	The site coverage of each component of the North Village Project was allocated in CUP 2019-04. The North Village Hotel site coverage is 67,680 square feet which exceeds the 54,200 square feet estimated in the Master CUP but yields overall sitewide site coverage numbers that are well below the NEAP threshold.	✓
No habitable structures on slopes greater than 25%	The entire North Village Hotel is located on the graded pad portion of the site. No development is proposed on the hillsides.	✓
No habitable structures within the 50-foot fault trace buffers	The North Village Hotel includes a Service Court, the Commons area, outdoor terraces, and landscaped areas with in the fault trace buffer zone that bisects the site. There are some structures located within the fault trace buffer that are associated with the mechanical/loading and storage operations adjacent to the Service Court. The Building Official has confirmed that these uses are not considered to be habitable space and are allowable within the buffer zone.	✓
No habitable structures within the perimeter storm drain easements	North Village Hotel plans do not include any habitable structures within the drainage easements.	✓

Exhibit xx
North Village Hotel Project
North Entry Area Plan Consistency Analysis - Design Guidelines

NEAP Design Guidelines	Consistency Analysis ✓ - Consistent ✗ - Inconsistent	
Publicly accessible landscaped gathering spaces are provided at key locations in the Plan Area. One such space will be the central focal point area that will serve as a community gathering space. These spaces should be well designed and comfortable, with sun exposure in the winter and shade in summer months. They should be adjacent to commercial activity from cafes, restaurants, and entertainment venues and well connected to the primary street, parking areas, and internal pathway/trail system.	The North Village Hotel includes the Grange and the Commons which are publicly accessible areas that are aligned with the Promenade on the Mixed Use site and form the "central focal point" community gathering space for the North Village Project as envisioned by the NEAP.	✓
Retain existing major site features, such as surrounding hillsides, sensitive environmental areas, and native landscaping. Development should be concentrated on the flat portion of the site.	The North Village Hotel is located on the flat area of the North Village site.	✓
Minimize site grading through use of careful siting of improvements, infrastructure, and buildings, and the use of appropriate construction technology. Ensure that stormwater is treated and conveyed to perimeter drainage swales and collection systems through the use of vegetated best management practices.	Minimal grading will be needed to construct the North Village Hotel because it is sited on the flat portion of the site that was previously graded. The project will be required to comply with the City's stormwater requirements.	✓
Driveways and ramps to parking should be located and designed to minimize contact between drivers, pedestrians, and bicyclists. Minimizing driveways also creates more space for on-street parking, street trees, and street furnishings. Driveway and entry widths should be narrow in order to minimize their presence along streets.	The primary entry to the North Village Hotel is the Arrival Court which is aligned with Boxheart Drive and accessed via a driveway off of the traffic circle at the Boxheart Drive/Dovetail Lane intersection. All parking for Hotel guests and visitors will be valet parking with valet services provided at the Arrival Court. The valet parking is located in a parking lot on the east side of the parcel. A portion of the parking reserved for valet uses is located on the adjacent Mixed Use parcel. The valets will also have access to shared parking in the North Village development.	✓
Driveways and ramps to parking should be located on Secondary	Access to the valet parking at the Hotel will be via Dovetail Lane (the secondary street).	✓

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Streets rather than the Site Entry or the Primary Street.		
Direct runoff from impervious surfaces into landscaping to provide natural, cost-effective treatment solutions as required for LID storm water compliance.	The City requires LID storm drainage improvements in conjunction with both public and private improvement plans.	✓

Exhibit xx
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North Entry Area Plan Consistency Analysis - Circulation Policies

NEAP Circulation Guidelines and Policies	Consistency Analysis ✓ - Consistent ✗ - Inconsistent	
Policy CIRC-2.4: Implement an interconnected network of streets and pathways that encourages walking and bicycling as the primary modes of travel within the site.	Within the North Village Hotel, the various uses and activity areas are all connected by pedestrian walkways. The Hotel includes exterior short-term bike parking for visitors and guests as well as interior long-term bike parking for employees.	✓
Policy CIRC-3.3: If feasible, provide on-site car share as part of housing projects, and encourage existing car share programs. Accommodate on-demand vehicle travel with dedicated curb space at key locations.	The North Village Hotel Transportation Demand Management (TDM) Plan provides detailed information regarding parking, mobility and trip reduction strategies to reduce private vehicle use.	✓
Policy CIRC-3.4: Promote the use of on-site shuttles to transport residents and visitors to downtown, and support bus transit along Healdsburg Avenue by providing direct access and, if feasible, bus pass discounts for residents and employees.	The North Village Hotel Transportation Demand Management (TDM) Plan recommends that shuttle service be provided to and from downtown Healdsburg for guests, employees and visitors to the Hotel Project and residents in the North Village Project. The TDM Plan also identifies a full menu of options to reduce vehicle trips and parking demand.	✓
Policy CIRC-4.2: Maintain parking along the perimeter edges of the North Village site and avoid large vehicle parking areas in central North Village site areas that are visible from the Site Entry and the Primary Street.	The primary parking for the North Village Hotel is valet parking that is located in the east parking lot adjacent to the NCRA rail corridor.	✓
Policy CIRC-4.3: Divide large parking areas into smaller areas separated by landscape. Screen parking areas from view from Healdsburg Avenue.	The east parking lot has landscaping and trees interspersed between parking spaces which helps to screen it from view from Healdsburg Avenue.	✓

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North Entry Area Plan Consistency Analysis - Open Space Policies

NEAP Open Space Guidelines and Policies	Consistency Analysis ✓ - Consistent ✗ - Inconsistent	
Policy OS-1.1: Ensure that the Plan’s pedestrian, bicycle, and vehicular network all provide connections to the Plan’s courtyards, gathering spaces, linear greenways, and other open spaces.	Sheet L-1.13 of the Plan Set shows the "Site Circulation Diagram" for the Mixed Use and Hotel components of the North Village project. This shows the internal network of pathways connecting the various courtyards and gardens within the development as well as the pathways and site entries along the perimeter.	✓
Policy OS-1.2: Provide direct, safe, and comfortable pedestrian, bicycle, and vehicular connections to the new community park across Healdsburg Avenue.	The most direct and safe way to access the community park on the Saggio Hills site from the North Village Hotel site will be via the new signalized intersection on Healdsburg Avenue at the entry road to the North Village development.	✓
Policy OS-1.3: Support the development of a walking trail around the perimeter of the North Village site.	The plans include a pedestrian trail along the perimeter of the North Village Hotel site. This will connects to the Perimeter Trail segments on the Workforce/Affordable Housing site and the North Village Mixed Use Project site.	✓
Policy OS-2.4: Preserve the natural landscape of the Plan Area, including grassy hillsides and mature, healthy, and/or native trees.	The North Village Hotel site presently has several trees that are located along the northeast edge of the development. Most of the trees are well outside of the development area. Tree protection measures are required for the trees that are near proposed construction activities.	✓