

Exhibit 10 -
North Village Hotel
Land Use Code Consistency Analysis

Land Use Code regulations	Consistency Analysis	
	✓ - Consistent ✗ - Inconsistent	
<p>20.12.220 Development standards</p> <p>B.3. Floor Area Limitation – Nonresidential Use. The maximum floor area for nonresidential uses shall be 200,000 square feet. Floor area allocations on a parcel-by-parcel basis shall be established with a master conditional use permit.</p>	The North Village Hotel is a non-residential use and its gross floor area is 81,238 SF. The proposed non-residential use square footages were allocated in the Master Conditional Use Permit (CUP 2019-04) and are well within the cap established by the NEAP.	✓
<p>20.12.220 Development standards</p> <p>B.4. Site Coverage. The maximum site coverage for development in the North Entry Area Plan Overlay shall be 60 percent and compliance shall be established based on developable acreage in the entire Plan area rather than individual parcel acreage. Site coverage allocations shall be established with a master conditional use permit.</p>	The site coverage of each component of the North Village Project was allocated in CUP 2019-04. The North Village Hotel site coverage is 67,860 SF which is consistent with that contemplated by the CUP.	✓
<p>20.12.220 Development standards</p> <p>B.5. Building Height. The maximum building height shall be 35 feet for buildings closest to Healdsburg Avenue buildings or portions of buildings fronting on the primary access street and buildings located on the terrace immediately south of the southerly fault trace buffer as identified in the North Entry Area Plan; and 50 feet for buildings or portions of buildings closest to the western boundary of the North Entry Area Plan area. Maximum building heights may be reduced through the design review process in consideration of site-specific circumstances.</p>	The tallest building at the North Village Hotel is the Lobby/Restaurant building which is three stories in height. The guest bungalows are two stories and the Grange and spa buildings are single story. The building heights comply with the height limits and the stepping down in heights that is required by the NEAP.	✓
<p>20.12.220 Development standards</p> <p>B.7. Slope Limitation. No habitable structure shall be permitted on a slope greater than 15 percent.</p>	No structures are proposed on slopes that are greater than 15 percent.	✓
<p>20.12.220 Development standards</p> <p>B.8. Fault Trace Buffers. No habitable structure shall be permitted within the 50-foot buffers for the two fault traces in the North Entry Area Plan planning area as defined by the “Geologic and Geotechnical Investigation Report” (2003; Kleinfelder; Project No. 17383).</p>	No habitable structures are proposed within the fault trace buffer zones at the North Village Hotel. The portions of the building off the Service Court that are within the buffer zone are mechanical, storage and loading facilities.	✓
<p>20.16.070. Refuse and recycling storage areas.</p> <p>A. Except as exempted by the planning and building director, a refuse storage area shall be screened on all sides by a six-foot solid wood fence or located within a building.</p>	The refuse/recycling storage area for the North Village Hotel is located within the back-of-house facilities at the Service Court.	✓

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<p>20.16.100 Parking lot landscaping.</p> <p>Parking lots located in office, commercial, and industrial zoning districts shall be landscaped in accordance with the following standards:</p> <p>A. A minimum of 12 percent of a vehicle accommodation area shall be landscaped. A vehicle accommodation area shall include the area of a lot used by vehicles for access, circulation, parking, loading and unloading areas; it does not include space provided for display purposes or enclosed vehicle storage areas.</p> <p>B. A landscaped planter with a minimum width of five feet shall be provided adjacent to any public or private street wherever parking or circulation is generally located adjacent to such rights-of-way. The planter area shall be credited towards the minimum landscaped area required for the site as set forth in the above provision.</p> <p>C. A minimum of one tree shall be provided for every 10 parking spaces not located on the perimeter of the parking area and shall be located so as to provide visual relief to long rows of parked vehicles. Canopy-type trees should be used to provide a relatively consistent tree cover that will shade vehicles and pavement. Trees shall also be provided at appropriate intervals between perimeter parking spaces.</p> <p>D. Landscaped areas are to be distributed throughout the entire vehicle parking and circulation area as evenly as possible and as required by the planning and building director. In larger parking areas (two or more maneuvering aisles) interior landscaping shall be provided to additionally screen parking areas and to visually separate the parking area into smaller spaces.</p> <p>E. A vision triangle shall be reserved at all driveways as a public safety feature. Within this area, no vegetation shall exceed a height of three feet, except for trees that are pruned and maintained so as not to block the visibility of vehicles entering and exiting sites. The design and extent of the vision triangle shall be approved by the planning and building director.</p> <p>F. Where parking areas abut or overhang landscaped planters, the landscaping shall be protected by a curb not less than six inches high, concrete bumpers or an alternative material approved by the planning and building director.</p>	<p>As shown on the Hotel Tree Planting plan, the parking lot at the North Village Hotel would be landscaped with two different species of oak trees which will provide a substantial shade canopy. In response to Planning Commission comments at the April 13, 2021 workshop, additional trees were added along the parking area along Dovetail Lane to provide shade and enhance the pedestrian environment. Groundcover and shrubs would be located in planters throughout the parking lot. The strip of land along the east side of the parking lot adjacent to the NCRA rail corridor would be landscaped with grasses, groundcover and rocks. The parking lot meets the City's landscaping standards.</p>	✓
<p>20.16.105 Water-efficient landscaping</p> <p>G. Approval Process. A landscape planting design plan and irrigation design plan prepared in compliance with the submittal requirements provided in this section shall be determined to be complete and shall be approved provided the plans do not exceed the project's maximum applied water allowance and are in compliance with the General Plan, Land Use Code and</p>	<p>The landscaping plans for the North Village Hotel include all Low- and Moderate- water use species with drip irrigation. The total landscaped area was reduced by more than 30% in response to Planning Commission concerns expressed at the April 13,</p>	✓

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Citywide Design Guidelines. The planning and building director's or his/her designee's authority to approve these plans is limited to those projects that are not otherwise subject to review by the planning commission or City Council.	2021 workshop. Large expanses of proposed turf were changed to decomposed granite courtyards with drought tolerant beds. The revised landscaping plan is consistent with the City's water-efficient landscape requirements.	
<p>20.16.150 Number of required vehicular parking spaces</p> <p>B. Vehicular parking exceptions.</p> <p>3. Shared Parking. The number of required parking spaces for multiple land uses on a site may be reduced by the planning and building director in the event it is determined that shared use of the same parking facilities can occur at differing times of the day and/or days of the week. Requests for shared parking reductions may be made to the planning and building department in writing and shall be accompanied by a shared parking analysis completed and signed by a registered traffic engineer indicating that no adverse effects would result from the shared use of parking spaces.</p>	<p>A shared parking analysis was prepared by Walker Consultants for the entire North Village development and approved by the Planning Commission in conjunction with the Master Conditional Use Permit (CUP 2019-04).</p> <p>The North Village Hotel TDM Plan refines the parking analysis. A total of 115 onsite valet parking spaces will be provided and 9 onsite spaces. In addition, there are 73 shared parking spaces in the vicinity that may be utilized.</p>	✓
<p>20.16.170 Location of vehicular parking</p> <p>A. Except as provided below, off-street parking facilities required by this article shall be located on the same site as the use for which the spaces are required, or on an adjoining site or a site separated by an alley from the use for which the spaces are required.</p>	The North Village Hotel Project complies with these requirements relating to the location of off-street parking facilities.	✓
<p>20.16.175 Bicycle parking</p> <p>A. Lockable bicycle parking shall be provided for commercial and industrial projects with buildings greater than 5,000 square feet in size and for multi-family residential projects of 10 or more units.</p> <p>B. Required bicycle parking shall be located in highly visible locations.</p>	The North Village Hotel Project provides bicycle racks for employees at the Service Court entry. As conditioned, additional bike storage will be provided in a visible and convenient location for hotel guests and visitors.	✓