

Planning & Development Projects

Project Name	Address	Description	Approvals Received	Approvals Required	Est. Council Action	Est. Project Completion	Notes
Pre-Development Projects							
Hospital Site Relocation	T.B.D.	Hospital is required to upgrade facility to meet new standards, seeking alternative site as more cost effective approach.	None	T.B.D.	T.B.D.		
Calahan Annexation	Unincorp. land east of Parkland Farms	Very low density residential, expanded opens space, trail connection opportunities.	None	Annexation, GPA, LUA	T.B.D.		
Wine Village Mixed Use	359 Hudson Street	Possible redevelopment of Healdsburg Lumber Company site.	None	T.B.D.	T.B.D.		
Healdsburg School Expansion	33 Healdsburg Avenue	Land Use Code Amendment and Design Review.	None	LUA, CUP, DR	T.B.D.		
155 Dry Creek - Affordable Housing	155 Dry Creek Road	City-owned property slated for development of affordable housing.	None	DR, AHA	T.B.D.		
Montage (Saggio Hills) - Affordable Housing	Parkland Farms Blvd. Extension	Development Agreement required dedication of land for up to 150 units of affordable housing.	GPA, LUA, FM, DA	DR	T.B.D.		
Montage (Saggio Hills) - Public Park	Healdsburg Avenue	Development Agreement required dedication of 36-acre parcel for future public park.	GPA, LUA, FM, DA	DR	N.A.		
Community Pavilion/Market	3 North Street	Redevelopment of Cerri site for community pavillion and future location for farmers market.	None	DR, LLA, CUP	T.B.D.		
Development Projects Submitted							
Verizon Cell Tower	923 S. Fitch Mountain Road	Proposed new cell tower - mono pole	None	CUP, DR, V	2021	2021	Lease agreement being reviewed by City Council.
Montage (Saggio Hills) - Fire Substation	Healdsburg Avenue	Fire substation to be constructed as part of Saggio Hills and North Village Development Agreements	GPA, LUA, FM, DA	DR	N.A.		Awaiting Resubmittal.
3 Healdsburg Avenue - DR	3 Healdsburg Avenue	30 multi-family units (number and income level of affordable units to be determined)	None	DR, DBO, AHA	T.B.D.	Unknown	Awaiting Resubmittal.
The Terraces at Healdsburg	330 Center Street	1st floor retail, 4-unit hotel, 2 residential condominium units	None	DR, CUP, TM	N.A.	2022	Awaiting Resubmittal.
Hotel Healdsburg Residences	400 Healdsburg Avenue	16-unit hotel, 3,245 sf retail/commercial	None	DR	N.A.	Unknown	Inactive.
North Village - Comstock	16977 Healdsburg Avenue	30 Affordable Units (6 VLI, 9 LI, 15 MOD), 12ksf retail/commercial, 45 mult-family (24 MOD, 21 MID), 108-unit hotel.	CUP	CUP, DR	N.A.		
113 Plaza Street - Restaurant	113 Plaza Street	Conversion of tasting room/retail space to an 89-seat restaurant.	None	DR	N.A.	Unknown	
Development Projects Approved							
Duchamp Hotel Expansion	421 Foss Street	Expansion of existing hotel, 14 additional rooms.	DR	DR Extension	N.A.	Unknown	
Mill District (Re:play) Lot 1 Hotel	164 Healdsburg Avenue	53-unit hotel, 15ksf commercial	FM, CUP, DA	DR, CUP	N.A.	Unknown	
Mill District (Re:play) Lots 2, 3, 6 Multi-family Housing	164 Healdsburg Avenue	128 multi-family (30 middle income)	FM, CUP, DA	DR	N.A.	Unknown	
Mill District (Re:play) Lot 4 Parkside Residences	164 Healdsburg Avenue	39 multi-family dwellings	FM, CUP, DA, DR	None	N.A.	2022	
Mill District (Re:play) Lot 5 Park	164 Healdsburg Avenue	.78-acre park	FM, CUP, DA, DR	None	N.A.	2022	
109 Paul Wittke	109 Paul Wittke	3-Lot Subdivision, 1 existing SFD, 2 proposed SFD & 1 ADU	None	TM, FM	N.A.	2021	
Parkland Farms Phase 11	120 Parkland Farms Blvd.	11-lot subdivision	TM	FM	T.B.D.	Unknown	Required to pay \$500K prior to FM recordation and In-Lieu fee for future units.
807 Healdsburg Avenue - DR	807 Healdsburg Avenue	Mixed use project with 1ksf office and 4 multi-family dwellings.	None	DR	N.A.	2021	
Healdsburg Lumber Company Relocation	13534 Healdsburg Avenue	Expansion of existing lumber yard, 42,054 sf addition to existing 29,456 sf building and 16,000 sf covered lumber storage	None	DR	N.A.	2021	
North Village - Enso Village	16977 Healdsburg Avenue	221 independent living units (10 MOD, 20 VLI), 24 memory care bed, 30 assisted living beds	None	CUP, DR, AHA	T.B.D.	2022	
Projects Under Construction							
Arden (Oaks at Foss Creek)	Chiquita Road	29 single-family dwellings (4 moderate units)	GPA, LUA, FM, DR, AHA	None	N.A.	2021	
Montage (Saggio Hills) - Resort, Amenities, Residences	Healdsburg Avenue	130 room hotel, 70 single-family dwellings, fire substation	GPA, LUA, FM, DR, DA	DA Revision	N.A.	2022	Montage Resort complete and open. Villas and estates under construction.
Mill District (Re:play) Lot 7 Affordable Housing	111 Saw Mill Circle	41 affordable units (8 ELI, 32 VLI, 1 MI)	DR	None	N.A.	2022	
The Matheson	106 Matheson Street	mixed use bldg w/restaurant, retail, and 2 apartment units.	DR, CUP	None	N.A.	2022	
Glass Court Houses	212 Tucker Street	2 single-family dwellings & 1 ADU and condo map	DR, TM	FM	N.A.	2022	
RiverHouse	125 & 131 Kennedy Lane	8 single-family Dwellings and 4 ADUs	FM, DR, V	None	N.A.	2022	
Old Rossi Place	941 Grove Street	subdivision for 4 single-family dwelling	FM, DR	None	N.A.	2023	
Rossi Remainder	941 Grove Street	subdivision for 6 single-family dwellings	FM	DR	N.A.	2023	
Sauers Warehouse	1434 Grove Street	11 ksf industrial building	DR	None	N.A.	2020	
Johnson Street Collective	639 Johnson Street	subdivision for 6 single-family dwellings	FM, DR	None	N.A.	2020	
Farmstand	Grove Street	30-lot subdivision with 2 existing units, 28 new units (3 LI, 1 MOD), and 2,100 sf office space	FM, DR, AHA	DR	N.A.	Unknown	Individual custom lots.
Healdsburg Senior Living - Expansion	725 Grove Street	New 10,470 sf building containing 15 assisted living senior units	DR	None	N.A.	2021	
Old Roma Cafe & Biergarten	410 Hudson Street	Cafe & Beer Garden	DR	None	N.A.	2021	
Advance Planning Projects							
South Entry Area Specific Plan - Scope & RFP	Healdsburg Avenue (south of bridge)	Specific Plan and EIR for 140 acres bounded by Russian River, Healdsburg Avenue Bridge, HWY 101, and SMART ROW.	None	GPA, LUA	T.B.D.	Unknown	Planning Grant funds must be expended by June 30, 2022, more funding needed.
Parking Standards Update	City-wide	Update of parking standards with focus on reduced parking requirements for mixed use and multifamily housing projects.	None	LUA	2021	2021	Planning Grant funds must be expended by June 30, 2022.
Housing Element Update	City-wide	State mandated Housing Element Update	None	GPA	2022	2022	Deadline for adoption December 2022. LEAP Grant for \$65K submitted 6/29/20.
Land Use Code Title 20 updates/corrections	City-wide	Miscellaneous Land Use Code updates and corrections.	None	LUA	2021	Unknown	
Hotel Linkage Fee	City-wide	Linkage fee requiring future hotel development to help fund affordable housing to support hotel employees.	None	LUA	T.B.D.	Unknown	On hold.
CEQA Implementation Guidelines/CEQA Coordination	City-wide	Update City's CEQA Implementation Guidelines to reflect changes in CEQA requirements.	None	Council Policy	T.B.D.	Unknown	Internal coordination and efficiency.
SB 743 Implementation (VMT)	City-wide	Effective 7/1/20 VMT replaces LOS for CEQA review.	None	T.B.D.	T.B.D.	Unknown	

DA - Development Agreement
 DR - Design Review
 CUP - Conditional Use Permit
 TM - Tentative Map
 FM - Final Map
 V - Variance
 LLA - Lot Line Adjustment
 LUA - Land Use Code Amendment
 GPA - General Plan Amendment
 ANNEX - Annexation
 AHA - Affordable Housing Agreement
 DBO - Density Bonus Ordinance

Updated: May 17, 2021