



Agenda Item #:	4.A
Meeting Date:	November 1, 2022
Prepared By:	Ellen McDowell, Senior Planner
Reviewed By:	<i>Scott M. Duiven</i> Scott M. Duiven Community Development Director

**REQUEST FOR PLANNING COMMISSION/
HISTORIC COMMITTEE ACTION**

PROJECT TITLE: 607 JOHNSON STREET RESTORATION AND ADDITION

SUBJECT: Major Design Review (DR 2022-19) Heritage Tree Application (2022-04)

PROPERTY ADDRESS: 607 Johnson Street

ASSESSOR PARCEL NUMBER(S): 002-091-011

PROJECT SITE ZONING: R-1-6,000 (Johnson Street Historic District)

GENERAL PLAN DESIGNATION: Residential Medium (MR)

APPLICANT: Integrity Build Group

PROPERTY OWNER: Tony Crabb and Barbara Grassechi

RECOMMENDED ACTION

Conduct a public hearing on Major Design Review 2022-19 and by motion consider approval of Resolution No. 2022-16 based on the findings and subject to the conditions of approval as identified in the attached Resolution No. 2022-16 (Attachment 1).

PROJECT DESCRIPTION

The proposed project includes additions to an existing home located in the Johnson Street Historic District which would exceed 25% of the existing total floor area and would include a substantial increase in the second floor area over the new addition, requiring a Major Design Review by the Planning Commission (Historic Committee). The project includes the following:

- a) Retention and restoration of the existing original home including retention and repair of the existing windows, front door, decorative elements, front porch and repair of the existing siding.
- b) Removal of later additions located at the rear of the home and demolition of the carriage house.
- c) New addition proposed at the rear, new two car garage with accessory dwelling unit above, and a 509 square foot greenhouse (Attachment 2).

SITE & VICINITY DESCRIPTION

The site is 21,334 square feet (.49 acres) and located at 607 Johnson Street (APN: 002-091-011), which is located on the northwest corner of the intersection of Johnson Street and Grant Street. Development on the site is currently comprised of the original home, and a carriage house with subsequent additions added to the side and rear elevations of the building. The existing home and accessory structure total approximately 3,856 square feet. The site is located within an existing

single-family neighborhood comprised of one- and two-story homes and within the Johnson Street Historic District. The Johnson Street Historic District includes parcels on both sides of Johnson Street, between Piper Street and Powell Avenue.



APPLICABLE GENERAL PLAN AND LAND USE CODE INFORMATION

General Plan

The subject property has a General Plan land use designation of Medium Density Residential (MR). This designation permits single-family units within the density range of 3 to 6 dwelling units per gross acre, public and quasi-public uses when compatible with the overall purpose and character of the designation, and similar, compatible land uses. The following General Plan guiding principles, goals, and policies are relevant to the proposed project:

Guiding Principle 1.D: Respect the City’s past and its roots.

Guiding Principle 1.E: Protect neighborhood character.

GOAL CD-A: Preservation and enhancement of the most desirable qualities of Healdsburg’s built environment.

Policy CD-A-10: The integrity of distinct and identifiable neighborhoods and districts shall be preserved and strengthened.

GOAL HCR-A: Preservation and enhancement of Healdsburg’s historical heritage.

Policy HCR-A-1: The City will promote the protection and enhancement of Healdsburg’s historically significant districts, buildings and landscape features.

Policy HCR-A-3: The City will support the efforts of property owners to preserve and renovate historically significant structures.

The proposed project furthers the General Plan Goals and Policies noted above, in that the proposed project includes retaining an original 1884 home and will retain its historic elements. The project also includes the removal of later additions that were not consistent with the original home. As noted in the project description, the proposed renovation and rehabilitation would preserve the original architecture and form by retaining the original windows, front door, wood

trim work and wood cladding, lace-like bracing, decorative bargeboard in the gable, and decorative scalloped cornice and existing siding and porch columns. The proposed additions have been designed to differentiate the old from the new while providing overall cohesiveness throughout the project. Lastly, the resulting project respects the character of the Johnson Street Historic District through a comprehensive architecture and site design.

Land Use Code

The site is designated R-1-6,000 single-family residential with a minimum lot size of 6,000 square feet. This zoning designation allows for single-family detached homes, accessory dwelling units and other compatible uses. In addition to the R-1-6,000 designation, the site is also located within the Johnson Street Historic District (HD) Overlay. The purpose of the Historic District (HD) Overlay is to preserve, maintain and enhance the historic integrity of designated areas within the City that are of historic significance or contain significant historic structures (see Historic District Overlay discussion below). The proposed project plans, dated October 20, 2022, have been reviewed against the R-1-6,000 Development Standards and the project has been found to be consistent with the site coverage, setbacks, height, landscaping and parking requirements as noted in Table 1. A discussion of each of these elements is provided in the following sections of this report.

Table 1			
Land Use Code Development Standards			
	Required	Proposed	Conforms/Notes
Min Lot Size (square feet)	6,000	No Change	Yes. <i>Existing is 21,344 sf</i>
Max Site Coverage	35%	19.6%	Yes.
Minimum Setbacks			
Front Setback on Johnson St	25 feet	31 feet	Yes.
Street Side Setback (Grant Street)	10 feet	69’6” + feet to porch	Yes.
Side Setback (North Property Line)	10 feet	22’ 11”	Yes.
Rear Setback (West Property Line)	20 feet	58 Feet	Yes.
Accessory Structure/ADU rear setback	4 feet	10 feet	Yes.
Accessory Structure/ADU side setback (North Property Line)	4 feet	12’4”	Yes.
Max Height	35 feet	29 feet to ridge	Yes.
Landscaping			
Max Fence Height	6 Feet (side and rear)	6 Feet (sides and rear)	Yes.

Table 1 Land Use Code Development Standards			
	Required	Proposed	Conforms/Notes
Water Efficient Landscaping	Water Use should be less than Water Allowance	Preliminary Plan Complies	Yes. Final Landscape Plan and Certification required at Building Permit.
Parking Spaces	1 covered, 1 uncovered	2 covered, 2 uncovered	Yes.

Site Coverage: The single-family zoning districts manage development on the site by limiting the amount of building coverage (site coverage) on a lot. The maximum for R-1-6,000 is 35% of the lot size. The subject site is 21,344 square feet and the proposed square footage for the entire first floor, garage, green house and pool trellis total 4,183 square feet. This results in a site coverage calculation of 19.6% for the proposed project, which complies with the allowed maximum.

Setbacks: As noted in Table 1 above, the proposed setbacks for the original home, addition, garage and accessory dwelling unit and the proposed additions comply with the front, street side, interior side and rear setback requirements.

Height: The maximum allowed height is 35 feet for the single-family districts. The proposed building height remains as existing and is 29 feet to the ridge, which is below the maximum allowed and therefore complies with this requirement.

Parking: Single-family homes are required to provide two on-site parking spaces, one covered and one uncovered. The proposed new garage would accommodate two on-site covered parking spaces, and the driveway will accommodate two on-site uncovered parking spaces exceeding this requirement.

Landscaping: Site landscaping includes the preservation of an existing heritage tree (48” Deodar Cedar), and retention of two Date Palm trees, a Deodar Cedar, an Incense Cedar and a Coast Redwood. The project proposes to plant a variety of fruit trees, small trees and shrubs, perennials and bulbs. The overall palette and plant locations will provide some formality to the front yard area and can be found on Sheet G5.0 of the plan set. A final landscape plan will be provided with the building permit application.

Heritage Tree Permit

The applicant has submitted a Heritage Tree Permit application as required by Article II-Heritage Tree Protection of the Healdsburg Land Use Code. Any tree that has a diameter of 30 inches or more requires the approval of a Heritage Tree Permit prior to removal. The applicant has submitted a tree inventory and preservation report prepared by a certified arborist. The tree assessment report for the proposed project, prepared by Merge Studio, Inc, dated September 7, 2022 (Attachment 5), determined that two heritage trees would be removed as part of the project, including one 36” Coast Live Oak (#T17) in fair condition, and one Norway Spruce Tree (#T23) in fair to marginal condition.

Consultation with the City’s arborist, James MacNair, show concurrence with the submitted arborist report, and that the trees should be removed. The removal of Heritage Trees requires replacement trees to be planted at a ratio of 3:1. The project proposes to plant approximately 14 new trees onsite to mitigate the heritage tree removals. Therefore, it is staff’s position that the criteria necessary to grant approval of the Heritage Tree Permit has been met.

Historic District Overlay

As noted above the subject site is located within the Johnson Street Historic District. Projects within an HD Overlay are regulated by Article III of the Land Use Code which is intended to preserve, maintain and enhance the historic integrity of designated areas within the City that are of historic significance or contain significant historic structures. In HD Overlay Districts, changes to existing structures or new construction are reviewed through a Design Review (DR) permit and the extent of the changes determine if the DR permit is reviewed at staff level or by the Historic Committee (Planning Commission). In this case, the proposed project meets the criteria requiring review by the Historic Committee as the additions are more than 25% of the existing floor area and the existing second floor will be expanded. Projects within the HD Overlay should be in harmony with the general architectural characteristics of the area and they shall be consistent with Chapter 8 of the Citywide Design Guidelines.

The Johnson Street Historic District was established based on the 1983 Historic Survey. The survey noted numerous sites on Johnson Street as eligible for local, State or Federal historic designations. These structures contribute to the historic fabric and integrity of the Johnson Street Historic District. The subject site (607 Johnson) was designated in the 1983 survey as “appears to be eligible for individual listing”. Due to the scope of the project, the applicant had a Historic Resource Evaluation (HRE), prepared by Evans & De Shazo, Inc., to evaluate the proposed restoration and additions for consistency with the California Environmental Quality Act (CEQA), Secretary of the Interior Standards for the Treatment of Historic Resources and consistency with Chapter 8 of the Citywide Design Guidelines (Attachment 4). Based on the review of the site history, the ca. 1884 house was found to be a historic resource as it was found to qualify for listing in the California Register of Historic Resources (CRHR), at the local level, based on Criterion 3, which state the following:

California Register of Historic Resources (CRHR) Evaluation - Criterion

1. (Event): Associated with events that have made a significant contribution to the broad patterns of local regional history or the cultural heritage of California or the United States.

The Property containing the 1884 house and 1884 carriage house, and associated landscape was not found to be associated with any event that made a significant contribution to California’s history and cultural heritage. Therefore, the property containing the ca. 1884 house, ca. 1884 carriage house and associated landscape is not individually eligible for listing in the CRHR under Criterion 1.

2. (Person): Is associated with the lives of persons important in our past.

The property’s ownership and occupancy history related to the ca. 1884 house, ca. 1884 carriage house, and associated landscape was thoroughly researched, and it does not appear to be associated with a person important in our past. Therefore, the Property containing the ca. 1884 house and ca. 1884 carriage house, and associated landscape does not appear individually eligible for listing the CRHR under Criterion 2.

3. (Construction/Architecture): Embodies the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values.

The ca. 1884 house is associated with Queen Anne architecture, with a period of significance of ca. 1884, which is the estimated date of construction. The house is an excellent example of the Queen Anne architectural style. Despite various alterations and additions to the house, it

still embodies the distinctive characteristics of this style, including its original projecting front gable and cross-gabled form, original double-hung wood windows with lugs, original wood trim work and wood cladding, the delicately turned columns supporting the front porch roof, lace-like bracing (aka brackets), decorative bargeboard in the gable, and decorative scalloped cornice extending below the roof eaves. These elements are characteristic of Queen Anne design and are evident within the house, representing a specific type of Victorian-era architecture. The ca. 1884 carriage house and associated landscape are not associated with any architectural style or planned landscape architecture. Therefore, the ca. 1884 house appears individually eligible for listing on the CRHR under Criterion 3, however the 1884 carriage house does not appear to be eligible for listing on the CRHR.

Since the site is eligible to be listed as a Historic Resource, the proposed changes have been evaluated against the Secretary of the Interior Standards for Rehabilitation. The Standards include the following items and the Historic Consultants response and evaluation have been included:

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

The ca. 1884 house will continue to be for residential use, and therefore complies with Standard 1 and the Johnson Street Historic District Overlay guidelines.

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

The proposed project will retain the original form of the ca. 1884 house, along with the historic character that qualifies it for listing on the CRHR and listing on the local register. Currently, the original ca. 1884 house retains a high degree of integrity related to the Queen Anne design. The character-defining features will be retained and preserved, including the original projecting front gable and cross-gabled form, original double-hung wood windows with lugs, original wood trim work and wood cladding, the delicately turned columns supporting the front porch roof, lace-like bracing (aka brackets), decorative bargeboard in the gable, and a decorative scalloped cornice extending below the roof eaves, which are all markers of Queen Anne architecture. The project also proposes to remove the two brick chimneys, of which neither are original to the house.

The proposed project will remove a layer of additions on the rear of the house, including the projecting front gable and cross-gabled form; the ca. 1894 addition extending along the west elevation incorporated underneath the hipped section, the ca. 1911 additions on the west and south facades of the ca. 1884 house, including the square shaped form along the west elevation and the extension of a porch on the south elevation; the ca. 1951 addition at the northwest corner of the ca. 1884 house, and the ca. 2000 alterations – expanding the southwest corner of the house. These additions are not part of the historic character of the ca. 1884 house and do not characterize the property. The proposed project retains the original form and design that characterize the ca. 1884 house. The proposed project complies with Standard 2 and the Johnson Street Historic District Overlay guidelines.

3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

The proposed project will remove previous inappropriate conjectural features, and the new design will consist of a more appropriate addition to the ca. 1884 house that compliments the original Queen Anne design without mimicking its features. The proposed project complies with Standard 3 and the Johnson Street Historic District Overlay guidelines.

4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

There are no proposed changes to the ca. 1884 house after its construction that have become “significant in their own right” including all four additions/alterations – ca. 1894, ca. 1911, ca. 1951, and ca. 2000. The proposed project complies with Standard 4 and the Johnson Street Historic District Overlay guidelines.

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

The project proposes to restore and preserve the features, finishes, and construction techniques of the craftsmanship that characterize the Queen Anne design of the ca. 1884 house, including the original projecting front gable and cross-gabled form, original double-hung wood windows with lugs, original wood trim work and wood cladding, the delicately turned columns supporting the front porch roof, lace-like bracing (aka brackets), decorative bargeboard in the gable, and a decorative scalloped cornice extending below the roof eaves. The proposed project complies with Standard 5 and the Johnson Street Historic District Overlay guidelines.

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

All historic features will be repaired rather than replaced. Any damaged and deteriorated features within the building that need replacement will be replaced in kind based on physical evidence. The proposed project complies with Standard 6 and the Johnson Street Historic District Overlay guidelines.

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

No historic materials will be damaged by chemical or physical treatments during the proposed changes to the building. However, if physical treatment is required – such as lead paint removal – the guidelines located on page 47 of the HRE shall be followed to ensure compliance with Standard 7. The proposed project complies with Standard 7 and the Johnson Street Historic District Overlay guidelines.

8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

Not applicable to the HRE, as a professional archaeologist would need to make this determination. It is not currently known if the proposed Project complies with Standard 8.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

The project proposes to remove inappropriate non-historic additions that are not original to the original ca. 1884 house and have negatively impacted the building's original Queen Anne design while retaining the original design and form of the ca. 1884 house and proposes to construct a new, more sensitive addition, replacing the inappropriate additions, while complimenting the original Queen Anne style. The new addition will be differentiated from the original design and compatible with the massing, size, scale and materials – including subdued architectural features. The new addition will not require the removal of historic materials that characterize the building; however, a pair of original arched windows along the north elevation will be removed as part of the changes to the house's interior. However, the windows along this elevation do not characterize the building. The proposed project complies with Standard 9 and the Johnson Street Historic District Overlay guidelines.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The proposed additions will replace the layered and poorly designed additions and will be undertaken to ensure compatibility with the original ca. 1884 Queen Anne design. In addition, the related new construction includes a greenhouse and a new garage with a second story accessory dwelling unit. The greenhouse is an appropriate addition to the property, as Queen Anne houses often had greenhouses within the property. Also, the new two-story garage/accessory dwelling unit will replace the inappropriate and significantly altered ca. 1884 carriage house, consisting of a design that creates a false sense of history. Changes to the landscape, although not fully developed, include the removal of the concrete perimeter landscape wall, concrete steps, a concrete walkway, and a wooden entry gate, which do not add to the significance of the property. The new design includes a new perimeter landscape wall constructed of materials utilized during the period of significance for the house. The proposed project complies with Standard 10 and the Johnson Street Historic District Overlay guidelines.

Based on the HRE, the proposed rehabilitation and additions comply with the Secretary of the Interior Standards for Rehabilitation and techniques for additions. In addition to the criteria and evaluation noted above, the project must also be evaluated against Chapter 8 of the Citywide Design Guidelines pursuant to the Land Use Code.

Consistency with the Citywide Design Guidelines

The Citywide Design Guidelines identify specific areas of the City which have distinctive character-defining elements that make them unique. Additionally, the Citywide Design Guidelines includes design guidelines for the treatment of Historic Resources in Chapter 8. These guidelines were developed based the Secretary of the Interior Standards for Rehabilitation.

Chapter 8- Treatment of Historic Resources

Guidelines for the Treatment of Historic Building Features - Individual architectural features, building elements and materials of a historic structure create the character of the structure. Therefore, meticulous care and proper treatment of each feature is crucial to maintaining the character of a historic structure.

Character-Defining Features - Character-defining features contribute to the design of a structure. Select an appropriate treatment that will provide for proper preservation of significant features. The method that requires the least intervention is preferred.

The existing original home facades facing Johnson Street and Grant Street will be retained, and subsequent additions will be removed. Existing defining features, such as the windows, front gable, cross-gabled form, lace-like bracing, decorative scalloped cornice, and roof forms will be retained. Therefore, the project is consistent with this guideline.

Roof - The character of a historic roof should be preserved, including its form and materials, whenever feasible.

The existing roof over the original home, and roof overhangs will be retained in its original form. All additions will be to the rear of the home, leaving the original home defined at the front of the structure. Therefore, the project is consistent with this guideline

Doors - The character-defining features of a historic door and its distinct materials and placement should be preserved. When a new door is needed, it should be in character with the building. This is especially important on primary facades.

The main double-entry wood front door will be preserved. The doors currently contain opaque glass, which is not original to the home. The glass will be replaced with opaque glazing, which is more historically appropriate. Therefore, the project is consistent with this guideline.

Windows - The character-defining features of a historic window, its distinct materials and its location should be preserved. In addition, a new window should be in character with the historic building.

The existing wood framed windows will be retained and repaired to maintain the existing character and function. Windows proposed on the additions would also be in a similar size and type wood windows with aluminum cladding on the exterior. All window frames would be painted the same color to provide continuity. Therefore, the project is consistent with this guideline.

Porches - A porch is one of the most important character-defining elements of a residential structure. It provides visual interest and influences perceived scale. Preserve a porch in its original condition and form.

The proposed project proposes to retain the existing front porch, railings and roof overhang and support beams. Any deteriorated elements will be replaced in a like for like fashion. Therefore, the project is consistent with this guideline.

Foundations - A historic building foundation contributes to the character of a historic structure and should be preserved. Altering or replacing the historic foundation walls is discouraged. However, it may be necessary to replace historic foundation walls with compatible new materials where the historic foundation is deteriorated beyond repair.

The raised finished floor foundation on the existing home will be maintained and carried out through the proposed additions. The project proposes to level the foundation of the existing home. Therefore, the project is consistent with this guideline.

Materials - Primary historic building materials should be preserved in place whenever feasible. If the material is damaged, then limited replacement which matches the original should be considered. These materials should never be covered or subjected to harsh cleaning treatments.

The existing roof over the original home will be retained in its original form. All additions will be to the rear of the home, leaving the original home defined at the front of the structure. Therefore, the project is consistent with this guideline.

Mechanical Equipment - The installation of mechanical equipment should not be visible on the primary façade of a historic structure.

A condition of approval has been added requiring all associated heating and cooling equipment to be located at the rear of the home, behind the rear fence, screening it from public view. Therefore, the project is consistent with this guideline.

Guidelines for Site Improvements to a Historic Property or in a Historic District - New site improvements should not destroy, damage or obscure character-defining features of a historic structure or district.

The proposed project would retain the original home in the original location. In addition, subsequent additions that were not consistent with the original vernacular of the home would be removed. The existing home would be repaired and rehabilitated to bring it back to its original grandeur. Parking for the residence would be located off Grant Street towards the rear of the site in a driveway and garage. Therefore, the project is consistent with this guideline.

Fences and Retaining Walls - Historic site elements, such as fences and retaining walls, contribute to the character of a historic property and should be maintained. New site work that alters the historic character of a property and its site elements should be avoided.

The existing perimeter landscape wall, concrete steps, and concrete walkway were added sometime between 1920 and 1930 and do not add to the significance of the property. The new design includes a new perimeter landscape wall constructed of materials utilized during the period of significance of the house. Therefore, the project is consistent with this guideline.

Additions to Historic Structures - An addition should be compatible with the primary structure and not detract from one's ability to interpret its historic character.

The proposed additions were evaluated in the HRE and the proposed locations of the additions respect the form of the original home locating the additions behind the original structure which maintains its prominence and provides a distinct differentiation between the original structure and the new addition. Therefore, the project is consistent with this guideline.

FINDINGS

Pursuant to Land Use Code section 20.28.125, the Planning Commission is required to make the following findings in order to approve a Major Design Review Permit; staff has provided suggested findings below.

- A. The proposed development or use is consistent with all applicable policies and requirements of the General Plan and Land Use Code.

The proposed project is consistent with the purposes of the site's Medium Density Residential (MR) General Plan land use designation which allows for single-family residential uses; the R-1-6,000(HD) designation allows single-family residential development as a permitted use; and the proposed improvements will meet all applicable standards of the R-1-6,000(HD) district. A Historic Resource Evaluation was prepared to evaluate the proposed changes to the existing structure and the proposed additions to determine compatibility within the Johnson Street Historic District. The HRE found that the proposed changes were compatible with intent of the HD Overlay, which is intended to preserve, maintain and enhance the historic integrity of designated areas within the City that are of historic significance or contain significant historic structures intended to protect.

- B. The proposed design of the development or use, and all appurtenant structures, is consistent with the policies set forth in the Citywide Design Guidelines, as may be amended from time to time.

The proposed project has been found to be consistent with the Citywide Design Guidelines in Chapter 8. The proposed project is consistent with the guidelines in that the proposed restoration and removal of inconsistent additions would implement the guidelines for the treatment of historic structures. Proposed additions would be located to the rear of the existing home providing strong punctuation between the original home and the new additions. As noted in the Historic Resource Evaluation, the proposed project is consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties and techniques for additions to historic resources.

- C. The proposed development or use is consistent with the purposes of the zoning district in which it is located.

The project would be consistent with the special purposes of the R-1-6,000(HD) Zoning District by providing consistency with the City's development standards discussed in the staff report including a building addition which is of a scale compatible to those existing in the neighborhood.

- D. The proposed development or use is consistent with all other conditions imposed by the planning commission or City Council with respect to any matter related to the purpose of design review.

There are no previous conditions imposed by the Planning Commission or City Council related to design review except that the project undergoes design review pursuant to the requirements of the Land Use Code.

- E. For proposed developments or uses in the Central Healdsburg Avenue Plan area, the design of the development or use, and all appurtenant structures, is consistent with the policies set forth in Chapter IV, "Building Design Framework," of the Central Healdsburg Avenue Plan dated November 2013 and adopted by the Healdsburg City Council on January 21, 2014, as may be amended from time to time.

The subject site is not located within the Central Healdsburg Avenue Plan (CHAP) area and therefore is not subject to the CHAP "Building Design Framework."

ENVIRONMENTAL ANALYSIS

The project is exempt from environmental review pursuant to the provisions of the California Environmental Quality Act (CEQA) Guidelines Sections 15301, Existing Facilities, and 153311, Historical Resource Restoration/Rehabilitation. The proposed additions would result in a total floor area of 4,391 square foot single-family home and a 1,050 square foot accessory dwelling unit and the rehabilitation of the original 1884 home and the associated additions have been found to be consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties.

FISCAL INFORMATION

The project involves development of private property. The applicant is required to pay all fees for application processing and building permit plan check and associated inspections.

PUBLIC COMMENT

As of the writing of this staff report, no public comment has been received.

ATTACHMENT(S)

1. Draft Planning Commission Resolution 2022-16
2. Project Plans, date stamped October 20, 2022
3. Project Description, dated September 1, 2022
4. Historic Resource Evaluation, dated September 6, 2022
5. Arborist Survey Report, dated September 7, 2022