

PC RESOLUTION NO. 2022-16

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEALDSBURG APPROVING MAJOR DESIGN REVIEW (DR 2022-19) AND HERITAGE TREE APPLICATION (HT 2022-04) TO ALLOW RESTORATION OF THE ORIGINAL RESIDENCE, DEMOLITION OF LATER ADDITIONS AND THE EXISTING CARRIAGE HOUSE AND A NEW ADDITION TO THE REAR OF THE ORIGINAL RESIDENCE, TWO CAR GARAGE, ACCESSORY DWELLING UNIT AND ASSOCIATED SITE IMPROVEMENTS, AND REMOVAL OF TWO HERITAGE TREES IN THE JOHNSON STREET HISTORIC DISTRICT LOCATED AT 607 JOHNSON STREET (APN 002-091-011).

WHEREAS, an application has been received from Integrity Build Group, for major design review for restoration of the original residence, demolition of later additions and the existing carriage house and a new addition to the rear of the original residence, new two car garage with an accessory dwelling unit above, associated site improvements and removal of two heritage trees located at 607 Johnson Street (Project); and

WHEREAS, prior to taking action on the Project, and at a properly noticed public hearing on November 1, 2022, the Planning Commission reviewed written and oral staff reports, took testimony and received into the record all pertinent documents related to the Project; and

WHEREAS, the application qualifies for Class 1 and Class 31 categorical exemptions under the California Environmental Quality Act Guidelines under Section Sections 15301, Existing Facilities, and 15331, Historical Resource Restoration/Rehabilitation. The rehabilitation of the original home and the associated additions have been found to be consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties.

WHEREAS, the Planning Commission considered all pertinent documents, including the project description and staff report, and received public comments before making its decision on the subject applications.

NOW, THEREFORE BE IT RESOLVED that the Healdsburg Planning Commission makes the findings required to approve Major Design Review DR 2022-19 and Heritage Tree Application HT 2022-04 with the conditions attached hereto as Exhibit A, as follows:

Major Design Review Findings (DR 2022-19):

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 (HRE) 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."

Findings for Removal of Heritage Trees (HT 2022-04):

- A. The condition of the tree has been evaluated with respect to any disease and danger of falling.

The tree assessment report for the project prepared by Merge Studio, Inc. dated September 7, 2022, determined that two heritage trees will be removed, including one Coast Live Oak

(#T17) and one Norway Spruce (#T23). The Coast Live Oak is a native tree, and the Norway Spruce is a non-native species. The health of the trees range from fair to marginal.

- B. The potential health and safety conditions to the general public or to other nearby tree has been considered.

The tree assessment report for the proposed project did not identify either of the heritage trees to be removed as a potential health or safety risk to the general public or other nearby trees. However, the report indicates both trees as fair/marginal health.

- C. The necessity to remove trees or to encroach into protected zones in order to construct proposed improvements, to allow reasonable economic enjoyment or use of the property has been considered.

Removal of the heritage trees discussed above are proposed in order to accommodate the development.

- D. The topography of the site and the effect of tree removal on erosion, soil retention and potential increased flows of surface waters has been considered.

Removal of the identified heritage trees would not affect erosion, soil retention or increased runoff as proposed.

- E. The number of trees on the property and the surrounding area and the effect of tree removal upon property values in the area has been considered.

A total of 23 trees were surveyed on the property of which 17 trees, including 2 heritage trees, would be removed within the development boundary. Six trees are proposed for retention. The project site is a developed site, that will be relandscaped with new trees proposed as part of the new landscaping plan. The request to remove two heritage trees will not affect property values in the area.

- F. Professional arboricultural practices, including the number of healthy trees a site will safely support has been considered.

The tree assessment report for the proposed project includes tree protection measures to protect trees that will be retained on site. The City's Land Use Code includes a requirement for the replacement of heritage trees at a ratio of 3:1 that will be accommodated on site and incorporated into the approved landscaping plan.

BE IT FURTHER RESOLVED that the Healdsburg Planning Commission does hereby approve Major Design Review DR 2022-19 and Heritage Tree Application 2022-04 subject to the conditions attached hereto as Exhibit A, which is incorporated herein by reference.

DULY AND REGULARLY ADOPTED by the Healdsburg Planning Commission on the 1st day of November, 2022, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Approved:

Attest:

Phil Luks, Chair

Scott M. Duiven, Secretary

Exhibit A: Conditions of Approval

Exhibit A

Conditions of Approval

Design Review Application DR2022-19
607 Johnson Street
November 1, 2022

Planning & Building Department

1. The project shall be developed in accordance with the architectural, landscape plans dated October 20, 2022 and the Historic Resource Evaluation dated September 6, 2022, except as conditioned or modified herein.
2. The colors and materials shall be in substantial conformance with those noted on the plan set dated October 20, 2022 except as modified by these conditions of approval.
3. Prior to issuance of any construction permits, these conditions of approval shall be included with the plan set. A copy the approved plans shall be maintained on-site when construction activities are occurring.
4. Any modifications to the approved plans must receive the prior approval of the City of Healdsburg. Minor modifications may be approved by the Community Development Director; however, major modifications require Planning Commission approval.
5. Design Review Permit No. DR 2022-19 shall lapse and shall become void one year following the date on which the design review became effective, unless prior to the expiration of one year a building permit is issued for the project.
6. Construction activities shall comply with the City of Healdsburg Noise Ordinance as specified in Healdsburg Municipal Code Chapter 9.32. Permitted construction hours shall be 7:30am to 6:00pm excluding Sundays and legal holidays.
7. All historic features will be repaired rather than replaced, including its original projecting front gable and cross-gabled form, original double hug wood windows with lugs, original wood trim work and wood cladding, the delicately turned columns supporting front porch roof at the original 1884 house, any features at the building exterior that are damaged will be documented and assessed for appropriate repairs. When specific elements of the damaged feature are too deteriorated to repair, those individual elements would be replaced in-kind, with the aim to retain as much historic fabric as possible. Any features that are too deteriorated for repair as a whole, would be replaced in-kind, with respect to design, texture, profile, and color, based on physical evidence.
8. Prior to the issuance of building permits, a final landscaping and irrigation plan shall be submitted to the Planning Department for review and approval. The plans shall include the following:
 - a. All plant material shall be served by a city-approved automatic irrigation system pursuant to LUC Section 20.16.105.
 - b. Certification of compliance with the City's Water Efficient Landscape Ordinance.

9. Tree protection measures for the 48” Deodar Cedar Heritage Tree shall include the following:
 - a. The 48” Deodar Cedar Heritage Tree shall be enclosed by a 4-foot-high construction barrier placed (orange snow fencing) around the protected zone of the tree, prior to the issuance of any grading or building permit and prior to the commencement of work. Barriers are to remain intact until construction is complete and may not be removed without the written consent of the Community Development Director.
 - b. When proposed development or other site work is to encroach into the protected zone of a tree, special measures shall be incorporated to allow for safe and healthy conditions for protected trees.
 - c. Any excavation, cutting, filling, paving or construction of the existing ground surface within the protected zone of a tree shall be minimized. No adverse significant change in existing ground level shall occur within the drip line of a protected tree.
 - d. Construction equipment and material shall not be stored within tree protection areas. No oil, gas, chemicals or other substances that may be harmful to trees shall be stored or dumped within the protected zone or any other location on the site from which such substances might enter the protected zone.
 - e. Trenching within the protected zone of trees shall be avoided wherever possible. Trenching for utilities shall avoid major roots and, if avoidance is impractical, tunnels shall be made below roots. Trenching is to be consolidated to serve as many units as possible. Trenching within the protected zone shall be done by hand to minimize impacts.
10. Two heritage trees are proposed for removal (36” Coast Live Oak, 30” Norway Spruce). Heritage Tree removal requires a tree replacement ratio of 3:1, and therefore a minimum of six trees shall be planted as replacement trees on site.
11. Chemical or physical treatments, if appropriate, shall be undertaken using the gentlest means possible to avoid damage to the historic materials.
12. All associated heating and cooling equipment shall not be visible from the primary façade and shall be located to the rear or side of the home and screened from public view.
13. Trash enclosures details shall be included with the Building Permit submittal. Upon submittal if the trash enclosures are determined to be an accessory structure, setbacks for accessory structures shall be met.

Public Works Department

1. Prior to final inspection, the Applicant is required to remove and replace all portions of broken, cracked, displaced, and/or missing sections of the existing sidewalk, curb and gutter, ½ inch or greater, per City standards.
2. Remove and replace the existing driveway approach with a new City standard approach per City standard ST04 dated March 2016.
3. All proposed retaining walls and footings shall be located on private property, not within the public right of way or within public easements. Retaining walls and footings are not permitted within public easements.

4. Submit a storm water low impact development determination worksheet with the building permit application. It appears the proposed project will not have 10,000 square feet or more of new or replaced impervious surface area. In the event that project has 10,000 square feet or more of new or replaced impervious surface area, the project will be required to prepare a final storm water low impact development (LID) report and plans, as well enter into the City standard storm water operations and maintenance declaration for LID best management practices.
5. The proposes an all-new sewer lateral to serve the site. If any of the existing sewer lateral is propose to be retained, the project shall comply with the City's sewer lateral ordinance including providing a sewer lateral video to Public Works. Because there is a sewer sump pump system, a reduced pressure backflow preventer shall be installed on the water service per City standards.
6. All existing unused utilities in the right of way shall be abandoned at the main and removed per City standards.
7. An encroachment permit is required for all work within the public right of way or public easements.
8. The applicant is responsible for paying all Public Works administered charges. The fees due will be calculated and due payable at building permit issuance.
9. The Applicant is required to satisfy the following storm drain system items:
 - a. A private drainage system design to collect storm water runoff from the proposed addition and discharge location. No lot-to-lot drainage is allowed unless the appropriate drainage easement and facilities exist or are installed as part of this project.
 - b. Under the provisions of the California Building Code, the Applicant is required to provide inspection of the private grading and drainage facilities by the project engineer to verify that all work is in compliance with the approved project plans. The project engineer shall provide a letter of review evidencing these inspections.

Fire Department

1. Sprinkler System: Plans for a fire sprinkler system for the structure conforming to the City of Healdsburg Standard for the Installation of Sprinkler Systems in One and Two Family Homes shall be submitted to the fire department. Plans of said system shall be approved by the fire department prior to installation. Depending on system demand/design and existing water meter and lateral pipe size, it may be necessary to up size the water meter and water main lateral. It is strongly recommended you consult with a licensed sprinkler contractor as soon as possible. City of Healdsburg Fire Prevention Standard #8, CFC 903.3.1.3, CRC 313.2, Municipal Code 15.08.020, Sec. 903.2 –903.3 – Fire Sprinklers are required for this project.
2. Smoke Alarm: Smoke alarms listed by the California State Fire Marshal complying with UL217 shall be installed at locations required by the California Building Code and manufacturer location recommendations. Detectors shall take their power from the building's wiring and have battery back-up. Do not install smoke alarms within 36 inches of a heat or air intake register without prior approval of the fire department. CFC 907.2.10.2, CRC 314

3. Carbon Monoxide Alarms: Carbon monoxide alarms shall be installed in dwelling units and in sleeping units which fuel-burning appliances are installed and in dwelling units that have attached garages. Said alarms shall be installed outside sleeping areas. CRC R315
4. Address Numbers: Address numbers shall be installed and maintain at a location clearly visible from the street. Numbers shall be of the self-illuminating type and be in contrasting color with their background. Municipal Code 15.08.020, Sec. 505.1
5. Address Numbers: Numbers for one and two-family dwellings shall be a minimum of 4 inches high with a minimum stroke width of 0.5 inches. Numbers shall be of the self-illuminating type and be in contrasting color with their background. Where it is impractical to install illuminated numbers due to long driveways or other circumstances, approved reflective numbers with those properties listed above may be installed at the intersection of the driveway and road fronting the parcel. CFC 505.1 as amended by Municipal Code 15.08.020 Sec. 505.1
6. ADU Address Numbers: Numbers for one and two-family dwellings shall be a minimum of 4 inches high with a minimum stroke width of 0.5 inches. Numbers shall be of the self-illuminating type and be in contrasting color with their background. Where it is impractical to install illuminated numbers due to long driveways or other circumstances, approved reflective numbers with those properties listed above may be installed at the intersection of the driveway and road fronting the parcel. CFC 505.1 as amended by Municipal Code 15.08.020 Sec. 505.1. If the self-illuminated ADU address number is not visible from the street, the ADU address will be installed on the primary residence. Additionally, if the ADU is accessed from a private drive, the address to the ADU shall be on an approved reflective sign at the beginning of the private drive.
7. ADU Access path: A clear access path with standard evacuation widths and heights shall be provided to access the ADU from the main Street. CFC-504.