

Pride in Public Service

This month we celebrate more tenured employees: Patty Lozinto has been with the City for 33 years; Art Cruz has worked with us for 24 years.

Measure V Survey

April marks the implementation of Measure V, the half-cent sales tax increase. As noted during the campaign, the City estimates Measure V will generate an additional \$1 million annually to fund programs and services. The City Council is seeking public input regarding the allocation of these revenues. There are several ways for citizens to offer their opinions: surveys will be distributed in the utility bills; an [online survey](#) is available on the website (www.ci.healdsburg.ca.us); and a public meeting will be held on May 15th.

Featured Department: Planning and Building by Barbara Nelson

The Healdsburg [Planning and Building Department](#) provides service to city residents and business owners related to planning, land use, housing, design, building inspection, plan review and code enforcement.

The City's Planning Department works with the community to create plans that will guide future development, promote a mix of uses that will contribute to a stable local economy, and that protect the City's natural and cultural resources.

During the past year the City has continued work on a number of advance planning projects and conducted project review and application processing for a number of development projects. As part of the City's advance planning efforts, the City began work in 2009 to create a plan for the [Central Healdsburg Avenue Special Study Area Plan](#). The Plan continues to move forward and the Environmental Impact Report (EIR) is currently being prepared. The Plan and the EIR will be scheduled for the Planning Commission and City Council to review later this year. Earlier this year the voters of Healdsburg approved a ballot measure that will extend the time frame of the City's Urban Growth Boundary to 2030 to coincide with the time frame of the Healdsburg 2030 General Plan. The City Council has also approved placing an amendment to the City's Growth Management Ordinance on a future ballot for voters to consider. The Urban Growth Boundary and the Growth Management Ordinance ensure that Healdsburg will continue to control the pace of growth and will encourage orderly and efficient land use planning.

During the past year the Planning and Building Department has provided project review and inspection services for a number of development projects. The [Building Department](#) issued a total of 433 permits with a total valuation of \$16,006, 480. in 2012. The Building Department also investigated 61 code enforcement complaints last year and the Planning Department reviewed and processed 70 permits.

Several noteworthy residential projects during the past year include: approvals for a new subdivision on Chiquita Road, completion of work related to the former Grant Village subdivision- the project has been revised and re-named 'Sonata' is currently being completed by D.R. Horton Homebuilders, and the Breezhouse, a single-family residence, was completed by Blu Homes. The Breezhouse was Sunset magazine's 2012 Idea House and was featured in the magazine. The City also has some exciting new commercial projects. The City's Planning Commission and City Council approved a new commercial building in the downtown, the Healdsburg Meat Company is currently in the plan review process and is anticipated to begin construction in spring. "The Shed" is another new addition to the downtown that is also scheduled to open this spring. The City's Planning Commission has recently approved applications for design improvements in support of two of the City's longtime auto dealerships, McConnell Chevrolet/Chrysler and Silveira Buick GMC. The proposed improvements will

provide an updated appearance for each of the dealerships and contribute to the success of our local businesses.

As economic conditions continue to improve, demand for Planning and Building services increases. The Department has seen an increase in the number of customer contacts seeking information regarding possible new businesses, additions and remodels to residences, tenant improvements for existing businesses, and new development projects. During the past two months, the Planning and Building Department provided service (phone calls, walk-in information requests) to an average of 278 customers per month during February and March y.t.d. at the Community Development Center.

Planning and Building staff together with staff from other City departments participate in the city's [one-stop](#) program to provide preliminary information to prospective residential and business customers. One-stop meetings are available at no cost to prospective applicants and are attended by representatives from City departments. One-stop meetings help identify potential issues early in the process so that solutions and options can be identified saving our customers time and expense. Our responsibilities also include working with residents and business owners to maintain compliance with City codes in order to preserve the quality of our residential neighborhoods and the vitality of our business districts.

The Planning Department also participates in regional planning activities that involve transportation, housing, climate change, and other issues of interest to Sonoma County and the greater Bay Area.

The City has a friendly, dedicated, and professional staff that is committed to providing exceptional service to the community. The Department staff includes the Planning and Building Director, Assistant Planner, Community Development Technician, and the Chief Building Official. The City also maintains a contract with Coastland Engineering to provide supplemental plan check and inspection services to maintain the level of service that our customers expect. Our staff provides information and assistance to Community Development Center customers regarding permits, approvals, and technical code compliance. The Department is also responsible for complying with Federal, State, and regional planning requirements including environmental review requirements.

Planning and building services contribute to keeping Healdsburg a safe, healthy, prosperous, and attractive community. Healdsburg is a great place to live, work, shop and visit and we take pride in providing exceptional public service.