



Agenda Item #: 3
Meeting Date: February 23, 2022
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Reviewed By: Scott M. Duiven
Scott M. Duiven
Community Development Director

PLANNING COMMISSION WORKSHOP

PROPERTY ADDRESS: 155 Dry Creek Road (APN: 089-071-002)

APPLICANT: Burbank Housing Development Corporation (BHDC)

PROPERTY OWNERS: City of Healdsburg

SUBJECT: Planning Commission Workshop to review a 58-unit affordable housing project located at 155 Dry Creek Road.

RECOMMENDED ACTION:

The Planning Commission will conduct a workshop to receive a presentation from the applicant (Burbank Housing Development Corporation) regarding their proposal to construct a 58-unit affordable housing project and associated amenities, to receive public input, and to provide informal feedback to the applicant and City staff. No official action will be taken.

BACKGROUND:

In 2003, the property at 155 Dry Creek Road was acquired by the City of Healdsburg's former Redevelopment Agency for the development of low to moderate income housing. Pursuant to the Dissolution Act, effective February 1, 2012, the Redevelopment Agency of the City of Healdsburg was dissolved, and the City Council elected to retain and assume the housing assets and functions of the Agency, which transferred the title of the property to the City.

On January 15, 2021, the City released a Request for Qualifications to design and develop affordable housing at the 3.53 acre site located at 155 Dry Creek Road. The intent of the RFQ was to identify a team to enter into a collaborative public/private partnership with the City of Healdsburg to work exclusively on the design and development of the site.

On March 12, 2021, Burbank Housing Development Corporation (BHDC) was selected to collaborate with the City.

On April 19, 2021, the City entered into an Exclusive Negotiating Rights Agreement (ENA) with Burbank Housing Development Corporation to develop the property.

On January 12, 2022 Burbank Housing hosted a virtual Community Outreach Meeting to present the proposed project to the public.

PLANNING COMMISSION WORKSHOP:

The City of Healdsburg Planning Commission By-Laws allow the Planning Commission to conduct a workshop to discuss a specific subject. The Planning Commission By-Laws require an opportunity for the public to speak.

Planning staff has scheduled the workshop at the applicant's request to receive the Planning Commission's reaction to the proposed design for Dry Creek Commons prior to formal revisions being submitted to the City and prior to resuming the formal Design Review process. The workshop provides an informal opportunity to discuss design concepts and provide guidance on meeting community goals.

The applicant will be at the workshop to describe and discuss the proposed design. They will discuss the various considerations that informed the proposed siting and design of the proposed project. The Planning Commission may provide its general nonbinding comments on the suitability of the development concepts for this project. No formal action will be taken by the Planning Commission. The opportunity for public comment should be provided before the Planning Commission members comment on the project.

Following the Planning Commission workshop, the applicant will have an opportunity to modify the project and submit revised plans to the Community Development Department for formal review. Prior to acting on the Design Review application the Planning Commission will receive a thorough analysis of the project's consistency with applicable policies and regulations along with a staff recommendation regarding project findings and conditions of approval.

PROJECT DESCRIPTION:

Conceptual plans have been submitted by the applicant which include a site plan, detailed floor plans, and building elevations (Attachment 3), and a detailed project description is included as Attachment 2. The conceptual proposal is to develop a vacant site with two 4-story buildings that would contain a total of 58 units to be comprised of (28) 1-bedroom units, (15) two-bedroom units, and (15) three-bedroom units for extremely-low, very-low and low-income families. Parking for 97 cars is proposed to be provided on-site along the eastern edge adjacent to the eastern to the SMART right-of-way. Access would be provided from Dry Creek Road and secondary emergency vehicle access would be provided to the north connecting to an existing easement exiting onto Grove Street.

The project site has wetland impacts which are proposed to be mitigated on site. A series of stormwater management elements and newly created wetlands on site will filter and cleanse stormwater runoff, offer flood protection and preserve and enhance important wetland habitats.

CITYWIDE DESIGN GUIDELINES:

On February 20, 2018 the City Council adopted Citywide Design Guidelines. The project is located within Character Area 7: Healdsburg North Corridor. The majority of this character area captures the east and west sides of Healdsburg Avenue from Powell Avenue to Chiquita Street with the area also extending west along Dry Creek Road to Highway 101.

Key Design Objectives specific to Character Area 7: Healdsburg North Corridor are as follows:

- Transform the current character to extend the “Downtown” feel northward.
- Locate a building to be moderately set back from the street, but close enough to create a building presence and street wall.
- Orient a building toward Healdsburg Avenue and/or Dry Creek Road.
- Provide pedestrian connections from a building’s entry to Healdsburg Avenue.
- Articulate buildings to reduce the mass and create human scaled modules.
- Provide vehicular access from secondary streets.
- Discourage surface parking adjacent to Dry Creek Road and Healdsburg Avenue.
- More flexibility in building placement is provided north of Dry Creek Road.
- Establish a sense of entry and transition from rural to urban along Dry Creek Road through varied placement of buildings, street edge landscaping that draws upon the rural vineyard character and natural materials such as wood, stucco and stone.

Staff has reviewed the project with respect to consistency with the Citywide Design Guidelines for Character Area 7, Healdsburg North Corridor (page 62-67 of the Citywide Design Guidelines) and the design guidelines for multi-family development (Chapter 6). The proposed project meets many of the guidelines for Character Area 7 and multi-family development such as placing the building closer to the sidewalk, orienting the building towards the street, consolidating parking, common area open space framed with buildings, roof form consistent with the building architecture, and the use of appropriate building materials.

The Planning Commission may want to provide feedback on the following guideline areas: building mass and scale, façade design, street level interest, windows and building color and materials. Guidelines for multi-family development can be found in Chapter 6 of the Citywide Design Guidelines.

DESIGN REVIEW PROCESS:

Through the Design Review process, the Planning Commission is tasked with ensuring that new development is attractive and enhances the appearance of the community, that the best possible traffic circulation is obtained, that the design and layout of new development is in scale and character with surrounding uses, and that new development complies with the Healdsburg General Plan and the Land Use Code.

In order to approve the Design Review applications, the Planning Commission must make the following findings:

1. The proposed development or use is consistent with all applicable policies and requirements of the General Plan and Land Use Code.
2. 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.
3. The proposed development or use is consistent with the purposes of the zoning district in which it is located.
4. 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.

ENVIRONMENTAL ANALYSIS: The workshop discussion is not a “project” pursuant to the California Environmental Quality Act (CEQA) Guidelines because the item for discussion does not involve an action and therefore no environmental determination is required. A project specific

environmental analysis will be conducted once plans are resubmitted with any revisions based upon comments received at the Planning Commission workshop.

FISCAL IMPACT: The developer has indicated that they will seek Low Income Housing Tax Credits to finance the project and have requested that the City provide a loan for the sale of the property in the form of seller-financing. The specifics of the financial model will be further determined during the negotiation of the Disposition and Development Agreement (DDA). Burbank Housing has already provided a \$25,000 deposit to cover expenses related to the development of the DDA.

ATTACHMENTS:

1. Site Location Map
2. Project Description
3. Project Plans