

Planning Permit Application  
Amendment to Major Design Review/Major Conditional Use Permit  
(DR 2021-07/CUP2021-04)  
North Village Development - Parcel 4: Retail/Mixed-Use  
Project Narrative  
February 6, 2023

Prepared for:  
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# Project Description

## 1.0 Introduction

CCS Healdsburg, LLC, has proposed an amendment to modify the previously approved Master Conditional Use Permit (MCUP 2019-04) for the North Village Development at the northern edge of the City of Healdsburg at 16977 Healdsburg Avenue (“Site”) to address the allocation of affordable housing units within the North Village Master Development. The proposed amendment to MCUP 2019-04 would move 30 units of affordable/workforce housing (very-low, low, and moderate) from Parcel 2 to Parcel 4 and 24 Category C units (middle income) from Parcel 4 to Parcel 2.

Concurrent and consistent with the proposed amendment to MCUP 2019-04, Burbank Housing Development Corporation (Applicant) proposes an amendment to Major Design Review/Major Conditional Use Permit (DR 2021-07/CUP2021-04 approved on May 25, 2021 by Planning Commission Resolution No. 2021-08) to reflect the new affordable/workforce housing residential unit mix on Parcel 4.

## 1.1 Amendment Description

The proposed amendment to the DR/CUP includes refinements to the building footprints and elevations to reflect the new residential affordable/workforce housing residential unit mix on Parcel 4, as follows:

- The third story on Building 14 has been elongated to accommodate one additional unit;
- Useable, ground level common open space has been provided in-lieu of private open space (balconies);
- Juliet balconies have been incorporated to further articulate the second and third stories;
- Metal railings have been modified from horizontal to vertical for safety reasons to prevent climbing;
- Colonnade has been refined on courtyard-facing elevations of Buildings 13 and 14;
- Stone finish has been refined to further articulate elevations; and,
- Horizontal wood paneling has been incorporated to screen ground floor private patios.

## 2.0 Affordable/Work Force Housing

The provision of affordable/workforce housing on Parcel 4 would provide much-needed housing opportunities for Healdsburg families and the local workforce. A total of 53 affordable/workforce rental apartment units, restricted to households earning up to 120% of the AMI for Sonoma County (including one manager’s unit), would be provided on Parcel 4. The affordable/workforce units would include a mix of one-, two- and three-bedroom units and would range in size from approximately 564 to 905 square feet.

#### Parcel 4: Affordable / Workforce Housing

Unit Type	No. of Units	Income Level (AMI)*	Square Feet Per Unit (NSF)
1 Bedroom	18	50%-120%	564 - 644
2 Bedroom	24	50%-120%	751 - 896
3 Bedroom	<u>11</u>	50%-120%	902 - 905
Total	53		39,831**

\*Approximately ten (10) units would be restricted to households at or below 50% AMI and no greater than thirteen (13) units would be restricted to households between 80-120% AMI.

\*\*Final NSF may vary.

#### 2.1 Affordable / Workforce Housing Amenities

Community amenities provided for the affordable/workforce housing community would include a community room with kitchenette and space for activities and gatherings. A manager's office, mail center and bicycle storage would also be provided. Laundry hook-ups would be provided in individual units. Outdoor amenities would include a tot lot, BBQ and gathering area with tables and benches for outdoor seating as well as bike racks.

85 parking spaces would be provided for the 53 affordable/workforce units on Parcel 4. 45 parking spaces would be provided for the commercial retail uses.