

Attachment 11

North Village Project - Healdsburg 2030 General Plan Consistency Analysis
 (4th DA Amendment, MCUP Amendment, Parcel 4 DR/CUP Amendment & Parcel 4 Tentative Map)

General Plan Policies	Consistency Analysis ✓ - Consistent ✗ - Inconsistent	
<p>Policy LU-18: Prior to the development of the ±30-acre property on the west side of Healdsburg Avenue at the northern city limits (commonly referred to as the Quaker Hill property), the Planning Commission shall approve a conditional use permit or similar land use entitlement, in addition to a design review permit, that defines the development's physical and operational characteristics and insures that the mix of uses is compatible and consistent with the intent of the North Entry Plan.</p>	<p>The Master Conditional Use Permit for the North Village Project (CUP 2019-04) and the Design Review Permit and Major Conditional Use Permit for the North Village Mixed Use Project fulfill the requirement of Policy LU-18.</p>	<p>✓</p>
<p>Policy H-A-2: Encourage residential projects to develop at the higher end of the allowable density range.</p>	<p>The amended Mixed Use Project, which places the Affordable/Workforce Housing on Parcel 4 results in a net gain of three units on Parcel 4. However, by moving the Middle Income Housing to Parcel 2 and creating a for-sale product with garages, there will be a net loss of three units from the previously contemplated project. While the resulting 298 sitewide units is less than the 301 units permitted in accordance with the project's density bonus, it still exceeds the 280 unit "floor" established by the NEAP.</p>	<p>✓</p>
<p>Policy H-A-3: Consistent with "no-net-loss" density provisions contained in GC Sec 65863, consider the potential impact on the City's ability to meet its share of the regional housing need when review proposals to [...] develop a residential site with fewer units than what is assumed for the site in the Housing Element sites inventory.</p>	<p>The North Village site is not identified for residential development in the City's certified Housing Element. The Cycle 6 Housing Element that is currently under review identifies 80 units (other than the 221 senior living units) on the North Village site. It will need to be updated to integrate the current proposed unit count and affordability levels.</p>	<p>✓</p>
<p>Policy H-C-3: Facilitate the development of housing affordable to lower- and moderate-income households, including first-time homebuyers.</p>	<p>The 53 rental units on Parcel 4 would be restricted to lower-income households. The 24 for sale units on Parcel 2 would be targeted to middle-income households, including first-time homebuyers.</p>	<p>✓</p>
<p>Goal H-G: To promote energy conservation in residential</p>	<p>The North Village Mixed Use Project will include a number of energy conservation features including bicycle parking, shuttle</p>	<p>✓</p>

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development and reduce greenhouse gas emissions.	services, and connections to bicycle and pedestrian facilities to encourage multi-modal travel.	
Policy H-G-5: Accommodate pedestrians, bicyclists, and transit in new residential development.	The North Village Mixed Use Project is pedestrian- and bicycle-friendly and served by public transit, as well as private shuttles (operated by the North Village Hotel and Enso Village). The North Village Project provides multi-modal to bike lanes on Healdsburg Avenue and includes an extension of the Foss Creek multi-use path.	✓
Policy H-G-8: Require the planting of street trees as a part of all residential development projects.	The North Village Mixed Use Project includes street trees along its Boxheart Drive and Dovetail Lane frontages.	✓
Policy H-G-9: Require the perimeter and interior of parking lots associated with residential development to be landscaped with shrubs and shade trees.	The North Village Mixed Use Project includes a parking lot on the east side of the development, adjacent to the NCRA rail corridor. The parking lot has a single drive aisle with parking on each side. Large shade trees are provided along the perimeter of the parking lot.	✓
Policy T-C-4: Exceptions from parking standards may be allowed only under unusual circumstances or if a project is for senior housing or affordable housing.	As an affordable housing development, the Affordable/Workforce Housing on Parcel 4 proposes to provide parking in accordance with the parking standards established State Density Bonus Law. Additionally, a shared parking plan has been established for the entire North Village Project.	✓
Policy NR-E-5: The City will encourage the use of large-scale trees in new development to lessen heat build-up from solar radiation.	The North Village Mixed Use Project will include numerous large-canopied shade trees along the edges of the development, in the Promenade courtyard, and in the parking lot.	✓
Policy S-D-2: All new development designated as being in a wildland high fire hazard zone shall be constructed to meet wildland urban interfaces standards; and shall implement and maintain vegetation manage plans around all structures.	The North Village Mixed Use Project is designed to meet Building and Fire Code requirements for development in the wildland-urban interface. A Vegetation Management Plan has been prepared and compliance with its recommendations is required.	✓
Policy CD-A-1: The City will encourage building design of high quality that is in scale with adjacent development and that harmonizes with surrounding development.	The North Village Mixed Use Project is sited and scaled to comply with the North Entry Area Plan design guidelines. The architectural details and building materials are consistent with rural and agricultural character of the area.	✓

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<p>Policy CD-A-11: Landscaping shall be used in public and private development projects to enhance the city's visual qualities, provide shade and minimize glare.</p>	<p>The landscaping plans for the North Village Mixed Use Project will enhance the visual character of the project site, help to screen its buildings from view, and will provide shade for residents, guests, employees and visitors of the project.</p>	<p>✓</p>