

Attachment 13

North Village Project - Land Use Code Consistency Analysis

(4th DA Amendment, MCUP Amendment, Parcel 4 DR/CUP Amendment & Parcel 4 Tentative Map)

Land Use Code regulations	Consistency Analysis ✓ - Consistent ✗ - Inconsistent	
<p>20.08.175 Residential development standards</p> <p>Residential dwellings constructed on commercially zoned property must conform to the following standards.</p> <p>B. MU District.</p> <p>A minimum of 200 square feet of usable open space shall be provided per dwelling, subject to the location and design criteria of HMC 20.20.015, with the following exceptions:</p> <ol style="list-style-type: none"> 1. The planning commission may reduce or waive this requirement in consideration of open space or recreational facilities that are available within reasonable proximity. Required open spaces may be either group (common) or private open space. 2. Private usable open space located at ground level shall have a minimum area of 120 square feet. 3. Up to 75 percent of ground level open space may be covered by an overhang or balcony. 	<p>Sheet A0.10 of the Parcel 4 DR/CUP Plan Set (Exhibit 9) presents an analysis of the private and common open space within the Affordable/Workforce Housing project. Sheet A1.00 illustrates the location of the ground level open space areas. Some of the residences in the Multi-Use Project have private balconies and patios, but most of the usable open space is provided in the common areas. In total, 17,855 square feet of common open space is identified, including the Promenade, a tot lot and BBQ area, and the segment of the Perimeter Trail that traverses parcel 4. The Perimeter Trail provides linear access through the open space along the north and west perimeters of the North Village project and the Foss Creek Pathway extension along the site's eastern boundary will provide bicycle and pedestrian access to downtown Healdsburg and beyond. Lastly, the site is across the street from a the 36-acre community park that is planned for development on the east side of Healdsburg Avenue.</p>	<p>✓</p>
<p>20.12.220 Development standards</p> <p>B.3. Floor Area Limitation – Nonresidential Use. The maximum floor area for nonresidential uses shall be 200,000 square feet. Floor area allocations on a parcel-by-parcel basis shall be established with a master conditional use permit.</p>	<p>The gross non-residential floor area in the Mixed-Use Project is 12,222 SF. The proposed non-residential use square footages were allocated in the Master Conditional Use Permit (CUP 2019-04) and are well within the cap established by the NEAP.</p>	<p>✓</p>
<p>20.12.220 Development standards</p> <p>B.4. Site Coverage. The maximum site coverage for development in the North Entry Area Plan Overlay shall be 60 percent and compliance shall be established based on developable acreage in the entire Plan area rather than individual parcel acreage. Site coverage allocations shall be established with a master conditional use permit.</p>	<p>The site coverage of each component of the North Village Project was allocated in CUP 2019-04. The North Village Mixed Use Project site coverage is 26,919 SF which is consistent with that contemplated in the CUP.</p>	<p>✓</p>

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<p>20.12.220 Development standards</p> <p>B.5. Building Height. The maximum building height shall be 35 feet for buildings closest to Healdsburg Avenue buildings or portions of buildings fronting on the primary access street and buildings located on the terrace immediately south of the southerly fault trace buffer as identified in the North Entry Area Plan; and 50 feet for buildings or portions of buildings closest to the western boundary of the North Entry Area Plan area. Maximum building heights may be reduced through the design review process in consideration of site-specific circumstances.</p>	<p>The Mixed Use Project buildings are predominantly three stories and approximately 39' in height.</p>	<p>✓</p>
<p>20.16.070. Refuse and recycling storage areas.</p> <p>A. Except as exempted by the planning and building director, a refuse storage area shall be screened on all sides by a six-foot solid wood fence or located within a building.</p>	<p>The refuse/recycling storage areas for the Mixed Use project are located in interior spaces within each building. Additionally, a dumpster storage building will be located in the east parking lot to facilitate refuse collection.</p>	<p>✓</p>
<p>20.16.100 Parking lot landscaping.</p> <p>Parking lots located in office, commercial, and industrial zoning districts shall be landscaped in accordance with the following standards:</p> <p>A. A minimum of 12 percent of a vehicle accommodation area shall be landscaped. A vehicle accommodation area shall include the area of a lot used by vehicles for access, circulation, parking, loading and unloading areas; it does not include space provided for display purposes or enclosed vehicle storage areas.</p> <p>B. A landscaped planter with a minimum width of five feet shall be provided adjacent to any public or private street wherever parking or circulation is generally located adjacent to such rights-of-way. The planter area shall be credited towards the minimum landscaped area required for the site as set forth in the above provision.</p> <p>C. A minimum of one tree shall be provided for every 10 parking spaces not located on the perimeter of the parking area and shall be located so as to provide visual relief to long rows of parked vehicles. Canopy-type trees should be used to provide a relatively consistent tree cover that will shade vehicles and pavement. Trees shall also be provided at appropriate intervals between perimeter parking spaces.</p> <p>D. Landscaped areas are to be distributed throughout the entire vehicle parking and circulation area as evenly as possible and as required by the planning and building director. In larger parking areas (two or more maneuvering aisles) interior landscaping shall be provided to additionally screen parking</p>	<p>The Parking Lot for Parcel 4 was evaluated in the initial design review and will be constructed in conjunction with the Hotel. No changes are proposed other than to the allocation of parking spaces to specific uses within the Shared Parking Plan. The east parking lot (at the North Village Hotel and the Mixed Use Project) would be landscaped with two different species of oak trees which will provide a substantial shade canopy. Groundcover and shrubs would be located in planters throughout the parking lot. The strip of land along the east side of the parking lot adjacent to the NCRA rail corridor would be landscaped with grasses, groundcover and rocks. The parking lot meets the City's landscaping standards.</p>	<p>✓</p>

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<p>areas and to visually separate the parking area into smaller spaces.</p> <p>E. A vision triangle shall be reserved at all driveways as a public safety feature. Within this area, no vegetation shall exceed a height of three feet, except for trees that are pruned and maintained so as not to block the visibility of vehicles entering and exiting sites. The design and extent of the vision triangle shall be approved by the planning and building director.</p> <p>F. Where parking areas abut or overhang landscaped planters, the landscaping shall be protected by a curb not less than six inches high, concrete bumpers or an alternative material approved by the planning and building director.</p>		
<p>20.16.105 Water-efficient landscaping</p> <p>G. Approval Process. A landscape planting design plan and irrigation design plan prepared in compliance with the submittal requirements provided in this section shall be determined to be complete and shall be approved provided the plans do not exceed the project's maximum applied water allowance and are in compliance with the General Plan, Land Use Code and Citywide Design Guidelines. The planning and building director's or his/her designee's authority to approve these plans is limited to those projects that are not otherwise subject to review by the planning commission or City Council.</p>	<p>The landscaping plans for the Parcel 4 DR/CUP Amendment as shown on <u>Sheets L1.00, L1.10, and L2.0</u> include all Low- and Moderate-water use species with drip irrigation and are consistent with the City's water-efficient landscape requirements. The WELO calculations are shown on Sheet <u>L1.10</u>.</p>	<p>✓</p>
<p>20.16.150 Number of required vehicular parking spaces</p> <p>B. Vehicular parking exceptions.</p> <p>3. Shared Parking. The number of required parking spaces for multiple land uses on a site may be reduced by the planning and building director in the event it is determined that shared use of the same parking facilities can occur at differing times of the day and/or days of the week. Requests for shared parking reductions may be made to the planning and building department in writing and shall be accompanied by a shared parking analysis completed and signed by a registered traffic engineer indicating that no adverse effects would result from the shared use of parking spaces.</p>	<p>A shared parking analysis was prepared by Walker Consultants for the entire North Village development and approved by the Planning Commission in conjunction with the Master Conditional Use Permit (CUP 2019-04).</p> <p>The North Village Mixed Use Project TDM Plan (<u>Exhibit 14</u>) refined the parking analysis and established that a total of 64 onsite surface parking spaces would be reserved for the Mixed Use Project, with 73 shared parking spaces in the vicinity that could be utilized. The MCUP Amendment modifies the shared parking further and assigns 85 spaces to the residential uses and 26 for the retail uses, with 66 shared parking spaces in the vicinity.</p>	<p>✓</p>

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<p>20.16.170 Location of vehicular parking</p> <p>A. Except as provided below, off-street parking facilities required by this article shall be located on the same site as the use for which the spaces are required, or on an adjoining site or a site separated by an alley from the use for which the spaces are required.</p>	<p>The Project complies with these requirements relating to the location of off-street parking facilities.</p>	<p>✓</p>
<p>20.16.175 Bicycle parking</p> <p>A. Lockable bicycle parking shall be provided for commercial and industrial projects with buildings greater than 5,000 square feet in size and for multi-family residential projects of 10 or more units.</p> <p>B. Required bicycle parking shall be located in highly visible locations.</p>	<p>The North Village Mixed Use Project provides an interior bicycle storage facility for residents and employees as well as exterior bike racks. As conditioned, additional bike storage will be provided in a visible and convenient location for visitors to the retail uses.</p>	<p>✓</p>
<p>20.16.180 Pedestrian and transit access</p> <p>Project designs shall accommodate nearby transit and pedestrian uses and corridors.</p>	<p>The North Village improvement plans include installation of furnishings at the SCT bus stops on Healdsburg Avenue and the project plans include strong pedestrian connections.</p>	<p>✓</p>