

**From:** [Lynne Murphy](#)  
**To:** [Planning](#)  
**Subject:** comments on North End modification for 2.28 PC meeting  
**Date:** Tuesday, February 28, 2023 1:57:45 PM

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Dear Planning Commissioners and staff:

It's just come to my attention that there are proposed modifications pending before the Planning Commission that affect the Enso area (on the North end of Healdsburg). I think Healdsburg should be concerned about the proposed changes. I certainly am, for I will eventually live there.

The developers passed the construction of the affordable housing on to Burbank Development, which focuses on affordable housing construction. They have now proposed amendments to the approved plans that move the affordable housing from what is referred as parcel 2 (back nearer to the highway, past the hotel parcel) to parcel 4, which was intended to be the work-live /retail / residential buildings near the entrance and across from Enso on the entrance road. Not only have they proposed this, but they are already stating it is happening on their website.

This seems to me to risk changing the feel of the entrance area and the nature of shops that would wish to locate there. The developer has changed the density of the affordable housing, and may also be changing the retail promenade between the buildings that had been featured previously in the proposal passed by the city in 2021, so that it serves more as a courtyard for the residents.

Retail, cafes, restaurants, and open areas are crucial to the success of the project, and an open, welcoming look and feel to attract the commercial businesses originally intended is vital. I trust the commission will look long and hard at the proposal to place this retail area within housing that will be 75% for very low and low income residents. Clearly the affordable housing is a key component — but why the change in location? Is this the best way to ensure the creation of a true “village”, where the residents, wherever they live within it, comfortably interact with one another? And what are the consequences of this (traffic, parking, retail mix, etc) on other aspects of the development overall?

Thank you for your consideration.

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