

Planning Permit Application
Design Review Approval
North Village
Parcel 2
Residential Townhomes
Project Narrative
November 22, 2022

Prepared for:
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Note: This project narrative accompanies the City of Healdsburg Planning Permit Application for Design Review approval for a new Residential Townhome development within the North Village mixed-use development as described. This is an application for a development permit. (Gov. Code 65943(a)).

1.0 Introduction

The property owner and applicant, CCS Healdsburg, LLC, has received approval of a Master Conditional Use Permit (MCUP) application from the City of Healdsburg Planning Commission to develop a mixed-use project the property at 16977 Healdsburg Avenue (Planning Commission Resolution 2020-02). This statement and related exhibits are included as part of the Planning Permit Application for a Design Review Application to develop a new 24 Unit Category “C” Townhome Project (“Project”) on Parcel 2 that was approved as part of the MCUP application. The Design Review Application that is the subject of this Planning Permit Application provides additional information for the Planning Commission to consider specific to the development and operation of the hotel.

1.1. General Background

By way of general background, CCS Healdsburg LLC, (“Property Owner/Applicant”) initiated preparation of an Area Plan for the North Entry Study Area (NEAP) in accordance with the requirements of the Healdsburg 2030 General Plan as the first step in the development process. The City Council approved the NEAP and *Final Environmental Impact Report* (FEIR) for the NEAP at a public hearing held May 20, 2019.

Subsequent to the NEAP approval, the Property Owner/Applicant, received approval from the City of Healdsburg for a Master Conditional Use Permit (2019-04) (“MCUP”) and Development Agreement (2020-01) (“DA”) for a mixed-use development on the property; an Addendum to the EIR prepared for the NEAP was approved for the MCUP and DA. The MCUP approved the North Village backbone infrastructure, utility and circulation plans, community and open space, density bonus application and shared parking as well as the specific uses on each individual parcel in the Project. In addition to approving the proposed uses on each parcel the MCUP established entitlement limits for specific development components including, but not limited to square footage of commercial uses; number of residential units; and number of hotel rooms. Project compliance with the General Plan and the NEAP is discussed in the Guiding Principles Section.

2.0 Site & Vicinity

The North Village site is located at the northern city limits of Healdsburg. The property is bordered by US 101 to the west, private property owned by Lytton Rancheria of California to the north, the North Coast Railroad Association (NCRA) railroad right of way and Healdsburg Avenue to the east and property owned by Simi Winery to the south. A vicinity map is included as part of the Design Review Application Plans (Sheet DR.0).

The North Village site includes 4 parcels totaling 32.25 acres parcels owned by the applicant, CCS Healdsburg, LLC. The proposed Residential Townhome Project is located on Parcel 2 of the site plan approved for the North Village MCUP and is 2.89 acres in area.

The property is currently vacant; however, the site was formerly used for many years as a lumberyard and mill under various owners. The developable area has been graded flat and the area beyond the developable portion consists of sloping hillsides with native vegetation. Photos of existing site conditions are included as Attachments.

3.0 Land Use Designations

The North Village property is designated as MU (Mixed Use 10-16 UPA) in the Healdsburg 2030 General Plan and is within the MU (Mixed Use) zoning district. As noted, the property is the subject of the NEAP that provides guidance for development of the property. The property is designated as MU (Mixed Use) in the Plan. The proposed uses in the North Village are allowed subject to conditional use permit approval (as may be required) and are identified as “preferred” uses in the NEAP and support the Plan’s Guiding Land Use Principles (Chapter 4 Land Use Framework, Zoning).

4.0 Use Descriptions

4.1. Multi-family townhome and amenities

The 24 Unit Townhome project will provide much needed affordable/workforce housing addressing the housing deficit for the “missing middle”. The project will provide twenty-four (24) 2- & 3-Bedroom Category “C” townhome units with attached two-car garages. The units will be provided in a series of three (3) 8-Unit buildings located on the 2.89 Acre site. 10 % of the units will be designed as Accessible Units under the guidance of CBC Title 24 ADA design requirements.

4.2. Public Spaces

North Village is designed to encourage social interaction and provide connections within North Village and the Healdsburg community. The townhome project provides areas to meet your neighbors, old friends and make new ones.

The Townhome project is located at the northwest corner of North Village and will have direct access to public trails and amenities such as the Perimeter Trail which borders North Village on all sides and the newest section of Foss Creek Pathway provided by the developer of North Village along Healdsburg Avenue.

Within the Townhome project there will be a common green/courtyard to enable residents to experience a secluded quiet open environment designed to retain the intimacy of the project design while encouraging residents to interact with each other. The Courtyard will provide seating areas for small gatherings and a BBQ center for entertaining and small events such as birthdays and holidays.

The courtyard will include a series of trees to provide a protective canopy from the harmful rays of the sun, providing cool shading, intercepting airborne particulates, and enhancing respiratory health by producing oxygen

Additional landscaping is incorporated on the edges of the site including a pet relief area for residents to take their pets out and to allow interaction with neighbors and fellow animal lovers.

5.0 Access & Parking

5.1. Circulation

North Village will have single public entry from Healdsburg Avenue with a single lane entry and two lanes for exiting. As discussed in the MCUP, the entry previously approved by the Public Utilities Commission of the State of California was applied for by the City of Healdsburg and approved in September 2010. The entry design complies with plans approved by the Public Utilities Commission (PUC). On site private street widths will consist of a minimum 26' width with single lane of traffic in each direction and will terminate in a vehicular and fire truck turnaround. The privately maintained street will have a public access easement for public use. See MCUP site plans for street widths and road sections. Bicycle path linkage to downtown Healdsburg from the site will be enhanced with the inclusion of bike lanes on Healdsburg Avenue, as provided in the Saggio Hills Project Improvement Plan (SHPIP).

A transportation strategy that includes alternatives to private automobile use will reduce vehicle trips. Shuttle services, ride share services, car and/or bike sharing, electric vehicle sharing, and connections to the pedestrian and bicycle system may all play a part in connecting North Village to the greater Healdsburg community and other areas.

The Townhome project will include the ability to install equipment for EV charging, space for Bicycles in the attached garages and the residents will have access to the public transportation via transit stops located to the adjacent public roadway on Healdsburg Avenue directly outside the North Village entry.

5.2. Transportation Demand Management Plan

In compliance with MCUP 2019-04, Conditions of Approval No. C.19, a Transportation Demand Management Plan (TDMP) has been prepared for the Townhome project by Walker Parking Consultants; a copy is included in the application submittal materials. The TDMP includes detailed information regarding parking, mobility and trip reduction strategies that identify alternatives to private vehicle use.

To reduce vehicle trips, on-demand shuttle service will transport guests to and from North Village to downtown Healdsburg and regional transportation hubs including Sonoma County Regional Airport and to the SMART station when rail service is available. Parking and loading areas will be located and screened from view from Healdsburg Avenue to the extent possible. Bicycle racks will encourage use of alternative transportation for guests, and residents.

5.3. Parking

The North Village MCUP application process evaluated parking demand for all uses; a request for shared parking was approved as part of the MCUP. Master Conditional Use Permit 2019-04, Condition of Approval No. B.16, requires City review and approval a parking plan that allocates parking spaces among the uses on the subject parcel prior to issuance of the first building permit for any building, on a given parcel. A diagram of the parking layout identifying the number and location all shared parking spaces for all uses in North Village is included as an Attachment.

6.0 Design

The layout and design of the Townhome development respects natural site conditions and supports the vision and goals of the North Entry Area Plan (NEAP). Project data reflecting compliance with the NEAP development standards is identified in the plan set.

North Village creates a transition from rural to the developed area of Healdsburg. The townhome development design program was informed by the site characteristics and was guided by the policies and development standards identified in the NEAP. The

clean and simple shapes and gable roofs of the buildings combined with the composition of stone, metal, and wood materials on building exteriors throughout the project honor the agrarian character of rural architecture throughout Sonoma County and provide consistency with adjacent buildings within North Village.

The linear orientation of the three buildings emulates similar architectural forms within North Village with added articulation and roof forms. The grounds provide a variety of outdoor spaces with varied sizes, functions, and landscaping treatments. As part of the design palette, a thoughtful landscape plan has been prepared that complements the built environment. A complete list of NEAP compliant plant materials and site amenities is provided in the landscape plan.

7.0 Sustainability

Sustainable design, construction and operation is integral to all developments in North Village. The townhome development will achieve an elevated level of sustainable resource use from construction through operations and will include the following:

- The design will be in compliance with Cal Green building codes, Title 24 Energy Codes in effect at time of permit application
- Clean power
- Photovoltaics
- Comprehensive water conservation strategy in building design and site landscaping.
- EV Charging available for residents (prepped with breaker space, conduit, and J-box)

8.0 Signage

A comprehensive sign program for the Project will be submitted for City approval in a future sign permit application. Signage will comply with City's Sign Regulations and Guidelines as outlined in the Land Use Code Chapter 20.16, Article IX and will be consistent with the NEAP. Project signage will provide safe, legible, and visually compatible identification and wayfinding that respect the visual character of North Village.

9.0 Guiding Principles

The Planning Commission is required to make certain findings to grant approval of the Conditional Use Permit. One of the required findings is that the proposed location and

operation of the use must be in accord with the Healdsburg General Plan and any applicable specific plan or area plan. The Project is within the NEAP area and complies with the Healdsburg 2030 General Plan Guiding Principles and the NEAP Vision and Guiding Principles. Compliance with applicable Vision and Guiding Principles is provided in the Attachments.

Healdsburg 2030 General Plan Guiding Principles

Guiding Principles	Comments
<p>1. Identity A. Maintain Healdsburg’s role within the region.</p>	<p><i>The hotel in North Village will provide a quality guest experience that will continue to promote and solidify Healdsburg’s role in the Sonoma County region as a leader in destination lodging and hospitality.</i></p>
<p>B. Promote connectivity among neighborhoods and through the City.</p>	<p><i>North Village includes pathways that connect the Townhomes to other uses within the Village and to other neighborhoods and commercial uses in the Healdsburg community via the Foss Creek Pathway as shown on the plans in the submittal package.</i></p>
<p>C. Protect the city’s scenic hillsides and ridgelines</p>	<p><i>As shown on in plans in the submittal package, the townhome project respects the development standards established in the NEAP and will not impact scenic hillsides or ridgelines identified in the City’s General Plan. Aesthetics for each project is reviewed as part of the Design Review process.</i></p>
<p>D. Respect the City’s past and its roots.</p>	<p><i>The property was previously used as a lumberyard, the lumber industry was an important part of Healdsburg’s heritage. However, like other former lumberyards in the city, the lumberyard ceased operation decades ago. The proposed townhome project does not diminish Healdsburg’s heritage or historic places in the City.</i></p>
<p>E. Protect neighborhood character.</p>	<p><i>North Village is Healdsburg’s newest neighborhood and as such, contributes to the overall community character of Healdsburg. The townhomes provide an additional residential option at the north entry to the City while helping fill the need to house the “missing Middle.” The combined mix of uses in North Village complement Healdsburg’s existing neighborhoods by providing an additional residential options that further the City’s multi-generational and special needs housing goals; increase affordable housing opportunities that</i></p>

	<i>provide housing for a range of income levels; and provide retail and small scale business opportunities for a range of services and goods that will be available to North Village residents, hotel guests and the greater Healdsburg community.</i>
F. Protect and enhance the downtown and its plaza.	<i>As determined in the MCUP, North Village does not detract from or duplicate the downtown and Plaza areas. The hotel and mixed-use retail and residential uses offers an additional new lodging and small neighborhood commercial options in the north entry area of Healdsburg that do not detract from the Plaza and central downtown area in keeping with the intent and purposes of the NEAP.</i>
G. Enhance gateways and strengthen primary corridors.	<i>North Village provides a strong gateway to the north boundary of the city along Healdsburg Avenue as contemplated by the NEAP.</i>
H. Enhance the city’s waterways.	<i>While this property does not front on the Russian River or Foss Creek, the Project will utilize Best Practices for storm water retention.</i>
2. Balance A. Balance resident and visitor needs.	<i>The North Village is composed of a mix of uses that will serve residents, hotel guests, and the greater Healdsburg community by providing expanded housing options, a new visitor lodging option and new small- scale commercial opportunities. The hotel will serve visitor needs and will welcome residents to enjoy shared amenities.</i>
B. Manage residential growth to ensure a measured pace of development.	<i>The North Village increases housing opportunities including special needs housing for the elderly and disabled, affordable housing units and workforce housing options.</i>

<p>C. Promote a mix of housing types and below market rate housing distributed through the community.</p>	<p><i>North Village increases housing opportunities in Healdsburg; specifically, the development provides special needs for the elderly and disabled and affordable housing (see item B.). Housing affordability was reviewed and approved through the MCUP process.</i></p>
<p>D. Ensure that infrastructure and services keep pace with development.</p>	<p><i>The NEAP EIR examined infrastructure capacity and availability for the NEAP area. The townhome project is consistent with uses and densities that were contemplated in the NEAP Master Utility Plan is included in the submittal package. Backbone infrastructure for North Village was reviewed and approved as part of the MCUP process.</i></p>
<p>E. Maintain a jobs/ housing balance.</p>	<p><i>As described in item B, providing affordable housing that is available to employees of North Village uses, including hotel employees, healthcare professionals, retail employees and other qualified residents contributes to improving the City's jobs/housing balance.</i></p>
<p>3. Mobility A. Promote safe and convenient transportation alternatives.</p>	<p><i>As shown on the site plan in the submittal package, there are connections to pathways to encourage walking and bike use and provides pedestrian connectivity through the site, the perimeter trail, and the Foss Creek Pathway. Additionally, shuttle service for community residents will be available as described in the Transportation Demand Management Plan.</i></p>
<p>B. Promote connectivity among neighborhoods and through the City.</p>	<p><i>Pathways connect internally within North Village and the Healdsburg community via the Foss Creek Pathway.</i></p>
<p>C. Maintain and improve operation of the Healdsburg Municipal Airport.</p>	<p><i>Not Applicable</i></p>
<p>4. Sustainability A. Protect agricultural resources.</p>	<p><i>Not Applicable</i></p>

<p>B. Protect the environment.</p>	<p><i>Not Applicable – This item refers to City sponsored projects. The townhomes at North Village are a private development project.</i></p>
<p>C. Foster principles of sustainability and conservation.</p>	<p><i>Sustainability features are incorporated throughout North Village during construction and operations as identified in the Sustainability section of the narrative.</i></p>
<p>D. Protect and enhance the natural habitat of Healdsburg’s waterways</p>	<p><i>The North Village property does not front on the Russian River or Foss Creek, the Project will utilize Best Practices for storm water retention.</i></p>
<p>E. Preserve and enhance Healdsburg’s urban forest.</p>	<p><i>The Project site is not within an urban forest.</i></p>
<p>5. Vitality A. Provide an open and inviting business climate, a balanced economic environment, and a diverse tax base.</p>	<p><i>The hotel at North Village will generate Transient Occupancy Tax (TOT) revenues, increased property tax revenues, and sales tax revenues that will contribute to the City’s economic development goals and that provide a funding source for City’s Community Services.</i></p> <p><i>Retail uses will provide goods and services to North Village hotel guests neighborhood residents in the north area of the City and the greater Healdsburg community.</i></p>
<p>B. Support local businesses and industries.</p>	<p><i>Residents and their guests will be patrons of local businesses and services.</i></p>
<p>6. Livability A. Foster high quality design.</p>	<p><i>The design and architecture of the townhomes reflect a high-quality design program that contributes to the resident experience. Site design and architecture were guided by the NEAP Guiding Principles and Chapter 5, Design Framework.</i></p>
<p>B. Maximize opportunities for active and passive recreation.</p>	<p><i>North Village developments include a range of opportunities for meetings, events, and gatherings including outdoor gardens, active and passive recreation areas, and a Grange building for larger gatherings and events. Additionally, the property is in proximity to a new community park directly across Healdsburg Avenue.</i></p>

<p>D. Meet health care needs</p>	<p><i>Increased revenues from the hotel use, i.e., Transient Occupancy Tax, property tax and sales tax, may be used by the City as a funding source for City sponsored health and wellness programs as part of the City's Community Services program.</i></p>
<p>7. Safety A. Minimize hazards to life and property.</p>	<p><i>Each development will comply with all applicable Building Code, Fire code and requirements of applicable public agencies.</i></p> <p><i>As noted, there are two fault trace locations identified in the North Village Master Site Plan. There are no structures within the required setbacks of the fault trace locations as shown on the site plan and the fault trace locations are shown on a different parcel than what is shown in the submittal package.</i></p>
<p>B. Protect and improve Healdsburg acoustic environment.</p>	<p><i>Potential noise impacts for the North Entry Area Plan were analyzed in the EIR approved for the NEAP. All uses in North Village comply with the NEAP.</i></p>

North Entry Area Plan (NEAP)

Chapter 3 Vision and Guiding Principles

A. Vision

Located at the northern boundary of Healdsburg, the North Entry area is a livable community that serves its residents and surrounding community. The development and landscaping reflect a transition from the agricultural and rural character of the Alexander Valley to the compact walkable character of the city further south. Development within the North Entry area is a mix of varied sizes and types of residential buildings, local-serving shops, neighborhood services, cafés, and possibly a hotel. Offices and workspaces may provide employment opportunities. The residences provide a range of housing options for existing and new residents of Healdsburg and for all age groups. The North Entry area is an inviting neighborhood that provides public open spaces and plazas, connections to the Foss Creek Pathway, and options to access downtown or the surrounding region by walking, biking, and transit.

The table below identifies Project consistency with Chapter 3 NEAP Vision and Guiding Principles and Chapter 5 Design Framework.

Chapter 3 Vision and Guiding Principles

Guiding Principles	Comments
<p>1. <u>New Neighborhood</u> Create a vibrant new neighborhood on the site that is inclusive, interconnected, intergenerational, and accessible to all income levels. The neighborhood will include commercial uses that will complement and support residential uses in northern Healdsburg.</p>	<p><i>North Village includes a range of housing opportunities and commercial uses to create Healdsburg’s newest neighborhood. The hotel use makes possible the affordable housing component of North Village. The mixed-use retail and residential developments provide an additional range of housing opportunities. New retail opportunities will provide goods and services to North Village and residents in northern Healdsburg. North Village housing opportunities were reviewed in the MCUP process.</i></p>
<p>2. <u>Buildings and Landscape</u> To pay respect to the context of this important site, make the overall site development of building and landscape compatible in design, placement, scale, and materials to the historical agricultural and rural character of the surrounding region. To create a balance between building and green space, integrate buildings within the</p>	<p><i>The design program of the townhomes references the agricultural and rural character of the surrounding region and creates a balance between built and green spaces Residential scale buildings are organized and clustered around courtyards and open spaces. The courtyards form “outdoor rooms” for activities and enhance the connection to nature through lush</i></p>

<p>landscape by clustering buildings together around interior courtyards and providing generous landscaped areas between cluster. Consider rooftop gardens and “living walls” to further integrate buildings with the natural environment.</p>	<p><i>landscaping. The courtyards also help bring natural light into the buildings. The landscape is designed for low maintenance and drought tolerance; irrigation is within required water use allowances. The palette and design follows fire safety best practices for landscape, by use of fire-resistant plants, selected trees with appropriate scale and spacing near buildings, integration of natural buffers such as use of gravel mulches within three feet of building foundations.</i></p>
<p>3. <u>Building Siting and Orientation</u> To provide an interesting and comfortable pedestrian environment in the interior of the site, orient building so that entrances and outdoor gathering spaces face directly onto primary and secondary streets. Set building frontages close enough to sidewalks-5 to 15 feet-to provide a sense of enclosure on the street, while allowing for landscaping.</p>	<p><i>Buildings are carefully sited and organized to help reinforce the street edge. Private patios are oriented to face greenbelts and intimate courtyards serving the local residents only. Building setbacks are substantial enough from the adjacent sidewalks to allow for an abundance of landscape and privacy screens.</i></p>
<p>4. <u>Building Massing</u> To make the development human scaled and comfortable, break down the apparent size of building by separating larger buildings into smaller connected volumes, and moderate the apparent height of buildings by stepping roof forms down from higher to lower.</p>	<p><i>The apparent size of overall massing is reduced by articulation in the building form.</i></p>
<p>5. <u>Contextual Design</u> To help the building feel consistent with the existing agrarian architecture of the area, such as barns and wineries, use simple building massing, sloped roof forms, and typical rural materials such as timber framing, board siding, metal roof line, and stone.</p>	<p><i>The townhome design program reflects the agrarian character of Sonoma County. The townhomes are composed of simple building forms and shapes and low pitch gable roofs. The use of traditional natural materials such as board and batten siding, corrugated metal roofing and stone are typical of materials found throughout Sonoma County.</i></p>
<p>6. <u>Parking</u> To have an attractive, pedestrian-oriented environment, minimize the impact of</p>	<p><i>Shared parking spaces will be available as per approved shared parking program</i></p>

<p>parking areas by placing parking within buildings. Provide surface parking, if necessary, at the outer edges of the site. Ensure that surface parking areas are broken up into smaller discrete pods, are screened with landscaping or appropriate fencing, and have adequate tree coverage.</p>	<p><i>as identified on the parking layout diagram.</i></p>
<p><u>7. Healdsburg Avenue Building Orientation</u> To create a varied frontage along Healdsburg Avenue, vary setback and orientation of buildings. Modulate the scale of building clusters with smaller outbuildings such as well-designed garages, pergolas, and sheds, and ensure that some of the building entries face toward Healdsburg Avenue. Separate building clusters with focused areas of trees and landscaping.</p>	<p><i>The North Village overall design places low one and two-story residential scale buildings on the hotel site oriented along Healdsburg Avenue. The buildings are set back from Healdsburg Ave and complimented with lush landscaping for visual screening around buildings and along the edges.</i></p>
<p><u>8. Building Heights</u> To take advantage of topography and site orientation, step building heights down from west to east, with the tallest buildings along the western edge providing interior protection from Highway 101, stepping down to lower height buildings along the Healdsburg Avenue frontage.</p>	<p><i>The townhomes are inward of Healdsburg Avenue and adjacent to Highway 101 to the west. The Townhomes project incorporate 3 -story buildings consistent with the intent of taller buildings located along the western edge and providing interior protection from Highway 101</i></p>
<p><u>9. Views from the Site</u> To take advantage of the beautiful views of the scenic hills to the east, carefully place key viewing areas such as balconies and outdoor gathering spaces to frame views over, around, and between buildings.</p>	<p><i>The townhomes are carefully oriented to take advantage of the views of the rolling hills to the north and to the east. Landscaped outdoor courtyards provide additional internal view opportunity and focal points within the site.</i></p>
<p><u>10. Views to the Site</u> To be a good neighbor to those passing by on Highway 101, do not obscure the view to the eastern hills, and consider the “façade” of the rooftops which will be visible from the highway. These rooftops should be well designed and should shield vents and mechanical equipment from View. To be a good neighbor to those viewing the development from</p>	<p><i>The 3-story townhomes are located to the West and have minimal visibility when viewed from Hwy 101. Roofs are articulated to create visual interest. Trees and landscaping compliment the building and provide visual screening around the perimeter.</i></p>

<p>Healdsburg Avenue and existing and future residential neighborhoods to the east, ensure that elevations of buildings facing that direction are attractively designed, and design the clustered landscaping so the trees and landscape grown large enough to partially screen the development.</p>	
<p>11. <u>Land Use</u> In order to create a comfortable, active community-oriented development, provide a mix of uses that will create a lively environment, address housing needs, including affordable housing; provide local-serving shops, cafes, and restaurants; accommodate lodging through a potential hotel; and give opportunities for employment. In addition, provide attractive public open space for residents and visitors to enjoy.</p>	<p><i>The townhome project is consistent with the preferred land uses identified in the NEAP. North Village creates a comfortable, active community-oriented development with a mix of uses that create a lively, walkable, healthy environment that will be enjoyed by residents and visitors. See Chapter 4 Land Use.</i></p>
<p>12. <u>Gateway</u> To acknowledge the northern boundary of the city and the transition from rural to town, establish the area as a gateway to welcome people to Healdsburg. In addition, provide a secondary gateway, or sense of entry, to the development itself through landscaping, signage, public art, wayfinding, and other special design treatments.</p>	<p><i>The hotel and the mixed-use retail and residential development within North Village help in the creation of an attractive gateway to Healdsburg</i></p>
<p>13. <u>Central Focal Point</u> Provide a central focal point within the site that will serve as a gathering space for the community. This space will allow for a flexible and diverse range of activities, including congregation, socializing, events, and other public activities. This central space will be linked by pedestrian paths to the envisioned network of courtyards and open spaces throughout the site.</p>	<p><i>North Village has the barn-like “Grange” and function lawn which can be made available for public events and activities are part of a collection of focal points within North Village, The “Grange” is directly connected to the retail promenade by pedestrian paths and is easily accessible to residents and visitors in North Village</i></p>
<p>14. <u>Landscaping along Healdsburg Avenue</u> Provide a wide landscaping easement along the west side of Healdsburg Avenue between the street and the North</p>	<p><i>The wide easement area will be planted with trees and plants native to the region to provide a lush landscape buffer. The landscape is designed for low maintenance and drought tolerance;</i></p>

<p>Coast Railroad Authority (NCRA) right-of-way, planted with groupings of native landscaping that is consistent with and complements the landscaping along the east side of Healdsburg Avenue for the Montage Healdsburg project.</p>	<p><i>irrigation is within required water use allowances. The palette and design follows fire safety best practices for landscape, by use of fire-resistant plants, selected trees with appropriate scale and spacing</i></p>
<p>15. <u>Multimodal Options</u> Encourage the use of bikes, walking, and transit for economic and health and climate benefits, and thereby lessen the need to use motor vehicles. Implement an interconnected network of streets, parking and pathways that safely accommodate multiple modes of travel, including a pedestrian path around the site, safe bicycle facilities along Healdsburg Avenue and the development’s internal area, comfortable sidewalks, and safe crossing along Healdsburg Avenue, a direct connections to bus stops on Healdsburg Avenue.</p>	<p><i>Like other uses in North Village, the townhome project encourages use of alternative forms of transportation including biking, walking and sustainable transit options. The use of shared shuttles will connect residents and their guests to downtown and to connect to transit options (bus stops, airports, future SMART train depot).</i></p>
<p>16. <u>Connectivity</u> To help complete the Foss Creek regional multiuse path, determine an alignment on the North Village development site, provide a public access easement, and construct the path. For the majority or entirety of the site, the trail will be on the east side of the NCRA right-of-way. The planned improvements to the at-grade rail crossing and signalization of the intersection will establish a safe and comfortable connection for bicyclists and pedestrians across the NCRA tracks that continue across Healdsburg Avenue to link with the existing Foss Creek trail.</p>	<p><i>North Village improves connections to the Foss Creek path and provides internal paths on the site including a perimeter trail and internal pedestrian walkways to connect uses within North Village and the downtown for the use of residents and hotel guests.</i></p>
<p>17. <u>Emergency Access</u> To ensure access to and from the site during emergencies, establish a secondary emergency access point across the NCRA right-of-way.</p>	<p><i>North Village established a new secondary emergency vehicle access as approved in the MCUP site plan.</i></p>
<p>18. <u>Sitewide Master Planning</u> Establish a master Conditional Use Permit process to allow for comprehensive planning and review of backbone infrastructure, shared</p>	<p><i>The City approved an Addendum to the NEAP EIR and a MCUP (Planning Commission Resolution 2020-02) for the North Village mixed-use development. The MCUP granted approval of a mixed-</i></p>

<p>improvements, and the allocation of development density, site coverage, non-residential floor area, and inclusionary housing. Allocation of density, site coverage, floor area, and inclusionary housing to specific parcels will be based on a sitewide (rather than parcel by parcel) analysis. Use of a Development Agreement is encouraged.</p>	<p><i>use development including a hotel, senior living community, affordable multi-family housing, mixed-use commercial/multi-family and work-force housing, backbone infrastructure improvements and shared parking.</i></p>
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