

PC RESOLUTION NO. 2023-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEALDSBURG APPROVING MAJOR DESIGN REVIEW (DR 2019-02) TO ALLOW A 4-STORY 16 UNIT HOTEL AND ASSOCIATED SITE IMPROVEMENTS LOCATED AT 400, 412 AND 418 HEALDSBURG AVENUE (APN 002-171-005, -006, -025)

WHEREAS, an application for major design review was received from Piazza Hospitality (“Applicant”) for the construction of a new 16-room boutique hotel to include a restaurant, lobby/lounge area and commercial space, and demolition of existing commercial buildings located at 400, 412 and 418 Healdsburg Avenue (“Project”); and

WHEREAS, on January 16, 2019, the Planning and Building Director, and City Manager informed the Planning Commission and City Council that a design review application for a 16-unit hotel had been submitted and deemed complete prior to the effective date of Ordinance No. 1181 that limited the size and number of future hotel uses within the Plaza Retail (PR) and Downtown Commercial (CD) Zoning Districts; and

WHEREAS, on January 25, 2022, the Planning Commission conducted a workshop where they reviewed the project and offered nonbinding comments on the suitability of the development concepts for the project; and

WHEREAS, in response to Planning Commission feedback the Applicant made modifications to the project including: corner massing, height and setback, roof line articulation, trees, corner plaza, pool, more retail frontage and local retail that will serve residents, and wall treatment behind proposed vines; and

WHEREAS, on May 23, 2023, the Planning Commission held a properly noticed public hearing reviewed written and oral staff reports, took testimony, and received into the record all pertinent documents related to the DR 2019-02 for the Project; and

WHEREAS, the Project qualifies for a Class 32 categorical exemption under California Environmental Quality Act Guidelines Section 15332, In-Fill Development Projects, in that the proposed building and associated site improvements meet the following conditions contained in the Class 32 In-Fill Exemption:

- (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.

The proposed project is located on a site that is within the Downtown Commercial (DC) General Plan Land Use designation and the Downtown Commercial (CD) Zoning district. The proposed hotel expansion is a permitted use and the proposed buildings are consistent with the development standards of the zoning district and general development standards set forth in the Land Use Code.

- (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.

The subject site is 13,960 square feet (.32 acres), located within the city limits of the City of Healdsburg, and is surrounded by existing urban uses.

- (c) The project site has no value as habitat for endangered, rare or threatened species.

The project site is an existing developed site with a commercial building and parking lot and provides no value as habitat for endangered, rare, or threatened species.

- (d) Approval of the Project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

- **Traffic:** *Small infill projects generating 110 or fewer daily vehicle trips are considered to not have an impact on Vehicle Miles Travelled (VMT). The proposed project includes a 16-unit hotel and is anticipated to generate 96 daily trips.*
- **Noise:** *The proposed hotel project is located within an existing commercially zoned area. Based on the 2030 General Plan Safety Element, the area is located within a projected future noise contour area of less than 60 dBA. The General Plan allows up to 65 dBA for hotel uses and conditionally allows up to 70 dBA. The proposed use does not include uses that would warrant a noise study with respect to noise generation. Additionally, the proposed project does not include sensitive receptors and is not located within proximity of any sensitive receptors. Noise generated on the project site would be subject to the requirements of the Healdsburg Municipal Code (Section 9.32).*
- **Air Quality:** *The project site is located in the North Coast Air Basin, where air quality is regulated by the North Sonoma County Air Pollution Control District (NSAPCD). The Air Basin is in attainment for all federal and State ambient air quality standards. Therefore, the project is not required to conduct any additional analysis. Due to the small construction footprint and short construction timeframe, the applicant will not be required to prepare or implement an air quality plan. In addition, the Healdsburg 2030 General Plan includes policy NR-28, includes Best Management Practices (BMPs) to address construction related air emissions and have been included in the conditions of approval for the project.*
- **Water Quality:** *The project will be required to install post construction stormwater treatment best management practices (BMP) in accordance with the current version of the Low Impact Development (LID) Technical Design Manual. A Final Stormwater Management Plan will be required to be submitted with the building permit plans for the site.*

- (e) The site can be adequately served by all required utilities and public services.

The site is located within the City of Healdsburg urban service area and can be adequately served by the City's water and sewer systems. Electric is provided by the City of Healdsburg Utilities. Natural gas is provided to the site by Pacific Gas and Electric. The City of Healdsburg provides Fire and Police services for the site; and

WHEREAS, the Planning Commission considered all pertinent documents, including the project description and staff report, and received public comments before making its decision on the Project.

NOW, THEREFORE BE IT RESOLVED that the Healdsburg Planning Commission makes the findings required to approve Major Design Review DR 2019-02 with the conditions attached hereto as Exhibit A, as follows:

Major Design Review Findings (DR 2019-02):

Pursuant to Land Use Code section 20.28.125, the Planning Commission makes the following findings:

- A. The proposed development or use is consistent with all applicable policies and requirements of the General Plan and Land Use Code.

The proposed project is consistent with the purposes of the site's Downtown Commercial (DC) General Plan land use designation, which provides for a broad range of commercial and office uses, such as hotels, retail and restaurants, and personal services. Pedestrian-oriented uses on the ground floor are encouraged. The proposed project includes restaurant and commercial space on the ground floor, and hotel rooms on upper stories. The project also meets numerous General Plan policies and all requirements of the Land Use Code as identified in the staff report. Therefore, the project is consistent with this finding.

- B. The proposed design of the development or use, and all appurtenant structures, is consistent with the policies set forth in the Citywide Design Guidelines, as may be amended from time to time.

The proposed project has been found to be consistent with the Citywide Design Guidelines in Chapter 4, Character Area 5, Downtown Core. The proposed project is consistent with the guidelines in that the proposed project meets all guidelines identified for Character Area 5 including building placement, side setbacks, orientation, entry connection, façade composition, roof form, materials, scale and traditional building widths. In addition to Chapter 4 of the Citywide Design Guidelines, the project has also been reviewed for and is consistent with Chapter 6: Design Guidelines for Commercial and Mixed Use and Chapter 7: Design Guidelines for all Development Types as identified in the staff report. Therefore, the project is consistent with this finding.

- C. The proposed development or use is consistent with the purposes of the zoning district in which it is located.

The project is consistent with the special purposes of the Downtown Commercial (CD) Zoning District in that the project seeks to maximize the efficiency of the City's retail district by providing commercial frontage along both North Street and Healdsburg Avenue. The project proposes to include off-street parking via a 12' drive aisle accessed from Healdsburg Avenue to accommodate the hotel and commercial space. The project does not include the use of any vacant buildings. Therefore, the project is consistent with this finding.

- D. The proposed development or use is consistent with all other conditions imposed by the Planning Commission or City Council with respect to any matter related to the purpose of design review.

There are no previous conditions imposed by the Planning Commission or City Council related to design review except that the project undergoes design review pursuant to the requirements of the Land Use Code.

- E. For proposed developments or uses in the Central Healdsburg Avenue Plan area, the design of the development or use, and all appurtenant structures, is consistent with the policies set forth in Chapter IV, “Building Design Framework,” of the Central Healdsburg Avenue Plan dated November 2013 and adopted by the Healdsburg City Council on January 21, 2014, as may be amended from time to time.

The subject site is not located within the Central Healdsburg Avenue Plan (CHAP) area and therefore is not subject to the CHAP “Building Design Framework.”

BE IT FURTHER RESOLVED that the Healdsburg Planning Commission does hereby approve Major Design Review DR 2019-02 subject to the conditions attached hereto as Exhibit A, which is incorporated herein by reference.

DULY AND REGULARLY ADOPTED by the Healdsburg Planning Commission on the 23rd day of May, 2023, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Approved:

Attest:

Phil Luks, Chair

Scott M. Duiven, Secretary

Exhibit A: Conditions of Approval

Exhibit A

Conditions of Approval

Design Review Application DR 2019-02
400, 412 and 418 Healdsburg Avenue
May 23, 2023

Community Development Department

1. The project shall be developed in accordance with the architectural, landscape plans dated May 10, 2023, except as conditioned or modified herein.
2. The colors and materials shall be in substantial conformance with those noted on the plan set dated May 10, 2023, except as modified by these conditions of approval.
3. Prior to issuance of any construction permits, these conditions of approval shall be included with the plan set. A copy of the approved plans shall be maintained on-site when construction activities are occurring.
4. Any modifications to the approved plans must receive prior approval of the City of Healdsburg. Minor modifications may be approved by the Community Development Director; however, major modifications require Planning Commission approval.
5. Design Review Permit No. DR 2019-02 shall lapse and shall become void one year following the date on which the design review became effective, unless, prior to the expiration of one year a building permit is issued for the project.
6. Construction activities shall comply with the City of Healdsburg Noise Ordinance as specified in Healdsburg Municipal Code Chapter 9.32. Permitted construction hours shall be 7:30 am to 6:00 pm excluding Sundays and legal holidays.
7. Prior to the issuance of building permits, a final landscaping and irrigation plan shall be submitted to the Planning Department for review and approval. The plans shall include the following:
 - a. All plant material shall be served by a city-approved automatic irrigation system pursuant to Land Use Code Section 20.16.105.
 - b. Certification of compliance with the City's Water Efficient Landscape Ordinance.
8. All associated heating and cooling equipment shall not be visible from the primary façade and shall be screened from public view.
9. The current site configuration consists of three separate APN's and addresses, 400, 412 and 418 Healdsburg Avenue. A Lot Merger shall be completed and recorded prior to issuance of a building permit.
10. The use of a restaurant is considered an ancillary use to the Hotel, any other uses shall be reviewed and approved by the Community Development Department.
11. Prior to issuance of a building permit, lighting specifications shall be submitted for all exterior lighting. All exterior lighting shall be downward cast and shielded to protect the night sky.

12. All signage shall require a separate building permit submittal. Hotel signage is not approved as part of this Design Review approval.

Public Works Department

1. All Public Works fees, including development impact and capacity fees, are due with issuance of the building permit for the super structure. Fees will be determined after submittal of the building permit application. Sewer capacity fees will be charged at the high strength sewer waste because of the proposed restaurant on the site. City records indicate there are historical development impact and capacity fee credits for each of the three existing parcels as part of this project. All fee credits will be assessed after submittal of the building permit application and applied to the project.
2. Final, construction level, low impact development storm water calculations and plans are required with the submittal of the building permit application construction documents, for both the on-site and off-site areas. This shall include the final SWLID determined worksheet, signed by the Applicant.
3. The Applicant shall submit an operations and maintenance agreement, using the City's template, to the City Engineer for review and approval for post construction storm water treatment items. The agreement shall be recorded prior to issuance of the certificate of occupancy.
4. No lot-to-lot drainage is allowed as a result of the new project. The project must accommodate historical drainage from any adjacent properties. Submit cross sections, grades, and drainage plans at the interface with existing development on the easterly property line on the civil engineering drawings submitted with the building permit application.
5. The trash enclosure area, interior or exterior, shall drain to the sanitary sewer, shall be covered, and shall not allow stormwater run-off or run-on.
6. Prior to issuance a building permit, submit an application for a lot merger for the three properties. The lot merger shall be approved and recorded with Sonoma County prior to issuance of a building permit for the super structure.
7. The Applicant shall submit fire pressure and flow calculations for the proposed project with the building permit application to demonstrate fire code requirements are met.
8. The Applicant shall submit domestic and irrigation water use demands for all uses with submittal of construction drawings to determine the necessary water service and meter sizes. Individual water meters and utility accounts are required for the residential use and the commercial uses. Backflow prevention per city standards will be required for all water services.
9. All existing unused sewer laterals and water services shall be removed from the ground and abandoned at the main per city standards. All existing water and sewer services, with the exception of the proposed re-use of the existing water service on North Street for landscape irrigation, shall be removed and abandoned, and new services shall be installed per city

standards. The minimum size for sewer laterals serving the property are 6-inches in diameter per city engineering design standards.

10. The project shall comply with the city's sewer lateral ordinance requirements for any services proposed to be retained.
11. An in-ground, minimum 1,000-gallon grease interceptor per city standards, will be required for the proposed restaurant use.
12. The proposed sidewalk frontage improvements along the Healdsburg Avenue and North Street frontages shall be per city standards. Damaged portions of the existing curb and gutter may also require replacement, subject to approval by the City Engineer. Exact locations of all conforms shall be subject to the approval of the City Engineer.
13. The Applicant shall be responsible for replacing any shallow conduits, wiring, and other utility pipes if discovered under the areas of proposed sidewalk removal and replacement, subject to city standards and approval.
14. The proposed driveway width on Healdsburg Avenue does not meet Section 3.03 Appurtenances of the city engineering street design standards. The Applicant proposes use of a 12-foot wide, single car driveway approach. The Applicant has informed Public Works that the driveway access will be 100% valet operated. The Applicant has requested two on-street parking spaces on Healdsburg Avenue be signed as 5-minute passenger loading/unloading with white painted curb, similar to other hotel uses in downtown Healdsburg. These spaces will also act as the valet drop off/pick up locations. Healdsburg Public Works supports this proposal.
15. Final, construction level, grading, drainage, utility, signage and striping plans by the project civil engineer shall be submitted with the building permit application.
16. Prior to issuance of a certificate of occupancy, a site license is required for all proposed awnings, storefronts signs, or other city-approved encroachments into the public right of way (over the sidewalk). Any encroachments must meet city requirements.

Fire Department

1. A Fire Hydrant shall be required midblock on the east side of Healdsburg Avenue. The Applicant shall work directly with the Fire Department on location if this requirement is necessary.
2. A fire protection engineered fire sprinkler system shall be required for car stacker / car rack system and approved by AHJ.

Building Department

1. The 2022 California Building Standards Codes will apply to this project.
2. Newly constructed buildings are required to be All Electric pursuant to HMC 15.04.080.
3. Roof covering shall be Class A pursuant to HMC 15.04.020.
4. A Geotechnical Report is required prior to issuance of a building permit.

5. Short-term and long-term bicycle parking is required in accordance with section 5.106.4 of the 2022 California Green Building Standards Code (CGBSC).
6. Electric Vehicle Charging infrastructure and stations are required according to Section 5.106.5.3 of the 2022 CGBSC.
7. When Electric Vehicle Charging Stations are installed, they are required to be accessible according to Section 5.106.5.3.4 of the 2022 CGBSC. This is in addition to all other required accessible parking spaces.
8. A minimum vertical clearance of 8'2" is required above the accessible parking areas.
9. Due to the proximity of the structure on the property line, a fire wall with no openings will be required on these sides.
10. Wood siding is only permitted up to 40' above grade unless fire treated.