

The applicant, Kathy Austin, has submitted a Tentative Map and Conditional Use Permit for 100% residential within a Commercial Zone project at 7621 Healdsburg Avenue. The project is a 12 unit apartment building on the frontage of Healdsburg Avenue and attached Townhomes on the southern end of the property that faces Murphy Avenue.

The apartment units would be accessible from Healdsburg Avenue with parking in the rear of the building along with an ADA elevator access on the western side of the building and the townhomes would have single car garages and one car parking spots

Background

- The applicant met with city staff as part of a preapplication conference on may 3 2022.
- In December of the same year the applicant had a preliminary review with the design review board to discuss the project
- On January 10 2023 the applicant met with the planning commission in a preliminary review as well for the project.

The theme of both of those preliminary reviews were to encourage the applicant to do a full residential project instead of the previously proposed ground floor commercial building along Healdsburg ave.

Durning the time between the last preliminary review and the applicant proposal the previous planning director requested that the driveway along Healdsburg ave be moved to the west side of the site and the applicant made this change.

The other part of the project to ensure that this would meet the ceqa infill development exemption was to do a traffic study and the conclusion of that study recommends the driveway be placed back in the previous location, to the east.

As part of the recommendations to city council is the request from the applicant to provide an updated final map with this driveway change before it gets to the city council meeting in October. However, if the commission does not feel comfortable granting this condition then it would require the applicant to come back to a future meeting with this map change. Staff is in favor of the former as the project dynamics do not change other than the building moving a few feet to the west.

Lastly there is an error in the recommendation as part of the staff report in that there is not a density bonus request for building height

