
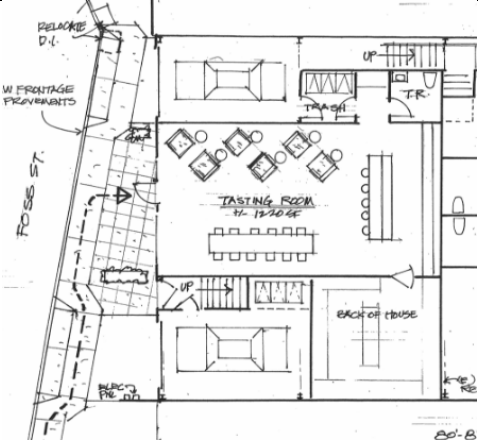


**City of Healdsburg**  
**Community Development Department**  
**Major Project List – July 2024**  
*(updated quarterly)*

**MAJOR PROJECTS - UNDER REVIEW**

<b>Project Name: Splash Carwash</b>	
<b>File Number</b>	DR 0002-2024
<b>Location</b>	1191 Healdsburg Avenue
<b>Applicant/Developer</b>	Ramos and Associates
<b>Project Planner</b>	Ellen McDowell, Senior Planner, 707-473-4463, <a href="mailto:emcdowell@healdsburg.gov">emcdowell@healdsburg.gov</a>
<b>Project Description</b>	Demolition of an existing carwash and construct a new “Splash” carwash
<b>Status</b>	Incomplete
<b>Next Step</b>	Awaiting resubmittal
<b>Rendering or Site Plan</b>	


<b>Project Name: 430 Foss Street Tasting Room</b>	
<b>File Number</b>	CUP-0003-2024
<b>Location</b>	430 Foss Street
<b>Applicant/Developer</b>	Storybrook, LLC
<b>Project Planner</b>	Ellen McDowell, Senior Planner, 707-473-4463, <a href="mailto:emcdowell@healdsburg.gov">emcdowell@healdsburg.gov</a>
<b>Project Description</b>	Tasting Room.
<b>Status</b>	Incomplete.
<b>Next Step</b>	Awaiting Resubmittal.
<b>Rendering or Site Plan</b>	

<b>Project Name: Mill District- Lot 1, Hotel</b>	
<b>File Number</b>	DR-0005-2024; VAR-0001-2024; SBDV-0003-2024
<b>Location</b>	192 Saw Mill Circle (Lot 1 of Mill District project)
<b>Applicant/Developer</b>	Replay Healdsburg, LLC
<b>Project Planner</b>	Linda Ruffing, Planning Consultant, <a href="mailto:linda@nccplanning.com">linda@nccplanning.com</a>
<b>Project Description</b>	53-key hotel with restaurant, bar, outdoor pool, spa, fitness center and parking, plus a separate 1,800 sq. ft. commercial building.
<b>Status</b>	Planning Commission workshops on January 9, 2024, and February 13, 2024.
<b>Next Step</b>	Planning Commission hearing tentatively set for August, 2024.
<b>Rendering or Site Plan</b>	


<b>Project Name: Verizon Cellular Tower</b>	
<b>File Number</b>	CUP-0004-2023
<b>Location</b>	451 Moore Lane
<b>Applicant/Developer</b>	On Air, LLC / Verizon
<b>Project Planner</b>	Jeff Fisher
<b>Project Description</b>	65-foot monopine cellular tower and associated equipment.
<b>Status</b>	Approved by the Planning Commission February 27, 2024. Building permits are currently under review.
<b>Next Step</b>	Construction.
<b>Rendering or Site Plan</b>	


## MAJOR PROJECTS – APPROVED

<b>Project Name: 444 Healdsburg Avenue</b>	
<b>File Number</b>	DR 2023-11
<b>Location</b>	444 Healdsburg Avenue
<b>Applicant/Developer</b>	Nilus DeMatran
<b>Project Planner</b>	Ellen McDowell, Senior Planner, 707-473-4463, <a href="mailto:emcdowell@healdsburg.gov">emcdowell@healdsburg.gov</a>
<b>Project Description</b>	Design Review for a mixed-use building located at 444 Healdsburg Avenue. Project proposes 2 new residences on upper stories, and commercial and parking.
<b>Status</b>	Planning Commission approved on May 14, 2024.
<b>Next Step</b>	Building permit submittal.
<b>Rendering or Site Plan</b>	

<b>Project Name: 155 Dry Creek Road</b>	
<b>File Number</b>	DR 2022-01
<b>Location</b>	155 Dry Creek Road
<b>Applicant/Developer</b>	Burbank Housing Development Corporation
<b>Project Planner</b>	Ellen McDowell, Senior Planner, 707-473-4463, <a href="mailto:emcdowell@healdsburg.gov">emcdowell@healdsburg.gov</a>
<b>Project Description</b>	58-unit affordable housing project for extremely-low, very-low and low income households.
<b>Status</b>	Approved by Planning Commission on September 27, 2022.
<b>Next Step</b>	Building permit issuance.
<b>Rendering or Site Plan</b>	

<b>Project Name: HH Residence Hotel</b>	
<b>File Number</b>	DR 2019-02
<b>Location</b>	400 Healdsburg Avenue


<b>Applicant/Developer</b>	Piazza Hospitality
<b>Project Planner</b>	Ellen McDowell, Senior Planner, 707-473-4463, <a href="mailto:emcdowell@healdsburg.gov">emcdowell@healdsburg.gov</a>
<b>Project Description</b>	16-unit hotel, and 2,400 square feet of retail/commercial.
<b>Status</b>	Planning Commission approved on November 28, 2023.
<b>Next Step</b>	Building permit submittal.
<b>Rendering or Site Plan</b>	

<b>Project Name: Mill District - Lot 6 Mixed Use Project</b>	
<b>File Number</b>	N/A
<b>Location</b>	146 - 164 Healdsburg Avenue (Lot 6 of Mill District project)
<b>Applicant/Developer</b>	Replay Healdsburg, LLC
<b>Project Planner</b>	Linda Ruffing, Planning Consultant, <a href="mailto:linda@nccplanning.com">linda@nccplanning.com</a>
<b>Project Description</b>	12 condominium units; <2000 SF commercial building.
<b>Status</b>	Planning Commission approved on September 12, 2023.
<b>Next Step</b>	Building permit submittal.
<b>Rendering or Site Plan</b>	

<b>Project Name: North Village - Residential Townhomes</b>	
<b>File Number</b>	DR 2022-23, TM 2022-06
<b>Location</b>	201 Dovetail Lane (Parcel 2 of North Village Project)
<b>Applicant/Developer</b>	Comstock Healdsburg, LLC
<b>Project Planner</b>	Linda Ruffing, Planning Consultant, <a href="mailto:linda@nccplanning.com">linda@nccplanning.com</a>
<b>Project Description</b>	27 middle-income townhomes (for-sale).
<b>Status</b>	Planning Commission approved on August 9, 2023.




	City Council approved Tentative Map on February 20, 2024.
<b>Next Step</b>	Submittal of construction documents/building permit application.
<b>Rendering or Site Plan</b>	

<b>Project Name: Saggio Hills Affordable Housing</b>	
<b>File Numbers</b>	DR 2022-04, TM 2022-02, DA 2023-01, DDA
<b>Location</b>	450 Parkland Farms Blvd
<b>Applicant/Developer</b>	Freebird Development Company, LLC
<b>Project Planner</b>	Linda Ruffing, North Coast Community Planning, <a href="mailto:linda@nccplanning.com">linda@nccplanning.com</a>
<b>Project Description</b>	118-unit affordable housing project.
<b>Status</b>	DR approved November 8, 2022; TM, DA, DDA approved April 3, 2023.
<b>Next Steps</b>	Developer seeking funding. Awaiting submittal of final map, building permits.
<b>Rendering or Site Plan</b>	

## MAJOR PROJECTS – UNDER CONSTRUCTION

<b>Project Name: Duchamp Hotel Expansion</b>	
<b>File Number</b>	DR 2018-11
<b>Location</b>	421 Foss Street
<b>Applicant/Developer</b>	Mark Luzaich, Duchamp Hotel
<b>Project Planner</b>	Scott Duiven, Community Development Director, <a href="mailto:sduiven@healdsburg.gov">sduiven@healdsburg.gov</a>
<b>Project Description</b>	Addition of 14 hotel rooms to existing 6 room hotel including demolition of the existing and construction of new lobby building.
<b>Status</b>	Under construction.
<b>Next Step</b>	Completion.

<b>Rendering or Site Plan</b>	
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<b>Project Name: Foley Family Pavilion</b>	
<b>File Number</b>	2022-03
<b>Location</b>	3 North Street
<b>Applicant/Developer</b>	City of Healdsburg
<b>Project Planner</b>	Ellen McDowell, Senior Planner, 707-473-4463, <a href="mailto:emcdowell@healdsburg.gov">emcdowell@healdsburg.gov</a>
<b>Project Description</b>	Redevelopment of the Cerri site for community pavilion and future location for farmers market.
<b>Status</b>	Planning Commission - March 14, 2023 City Council, 1 <sup>st</sup> Reading - April 17, 2023 City Council Adoption - May 1, 2023
<b>Next Step</b>	Under construction.
<b>Rendering or Site Plan</b>	

<b>Project Name: 3 Healdsburg Avenue</b>	
<b>File Number</b>	DR2017-17
<b>Location</b>	3 Healdsburg Avenue
<b>Applicant/Developer</b>	KHE Holdings, LLC
<b>Project Planner</b>	Ellen McDowell, Senior Planner, 707-473-4463, <a href="mailto:emcdowell@healdsburg.gov">emcdowell@healdsburg.gov</a>
<b>Project Description</b>	30 multi-family units.
<b>Status</b>	Planning Commission approved on November 1, 2022.
<b>Next Step</b>	Building permits issued.

<b>Rendering or Site Plan</b>	
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<b>Project Name: 607 Johnson Street</b>	
<b>File Number</b>	DR 2022-19
<b>Location</b>	607 Johnson Street
<b>Applicant/Developer</b>	Integrity Build Group
<b>Project Planner</b>	Ellen McDowell, Senior Planner, 707-473-4463, <a href="mailto:emcdowell@healdsburg.gov">emcdowell@healdsburg.gov</a>
<b>Project Description</b>	Restoration of original residence, demolition of later inconsistent additions and carriage house. New rear addition, greenhouse, and 2 car garage with ADU above. Heritage Tree Removal Permit.
<b>Status</b>	Design Review approved by Planning Commission on November 1, 2022. Building permits Issued.
<b>Next Step</b>	Under construction.
<b>Rendering or Site Plan</b>	

<b>Project Name: Mill District – Lot 4 Parkside Residences (Canopy)</b>	
<b>File Number</b>	DR 2019-25; V 2020-01
<b>Location</b>	131 Sawmill Circle
<b>Applicant/Developer</b>	Replay Healdsburg, LLC
<b>Project Planner</b>	Linda Ruffing, North Coast Community Planning, <a href="mailto:linda@nccplanning.com">linda@nccplanning.com</a>
<b>Project Description</b>	43 market-rate condominium units.
<b>Status</b>	Under construction.
<b>Next Step</b>	Phased occupancy anticipated with first temporary certificate of occupancy estimated in July 2024.


<b>Rendering or Site Plan</b>		
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<b>Project Name: Mill District – Lot 5, Park</b>		
<b>File Number</b>	DR 2022- 22	
<b>Location</b>	146-164 Healdsburg Avenue	
<b>Applicant/Developer</b>	Replay Healdsburg, LLC	
<b>Project Planner</b>	Linda Ruffing, North Coast Community Planning, <a href="mailto:linda@nccplanning.com">linda@nccplanning.com</a>	
<b>Project Description</b>	0.78-acre park with lawn, play area, existing redwood grove.	
<b>Status</b>	Approved by Planning Commission on February 14, 2023. Building permit issued.	
<b>Next Step</b>	Construction expected be completed in July 2024.	
<b>Rendering or Site Plan</b>		

<b>Project Name: North Village – Enso Village</b>		
<b>File Number</b>	DR 2020-09; CUP 2020-02	
<b>Location</b>	16977 Healdsburg Avenue	
<b>Applicant/Developer</b>	Kendal at Sonoma, A Zen Inspired Community	
<b>Project Planner</b>	Linda Ruffing, North Coast Community Planning, <a href="mailto:linda@nccplanning.com">linda@nccplanning.com</a>	
<b>Project Description</b>	221 independent living units, 10 very low income, 5 low income, 15 moderate income, 24 memory care units and 30 assisted living beds.	
<b>Status</b>	Phased occupancy process is underway.	
<b>Next Step</b>	Final Certificate of Occupancy is anticipated in Summer 2024.	

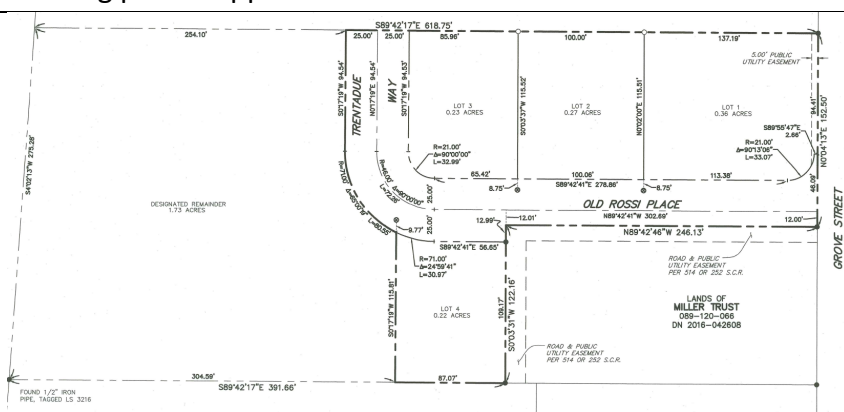


<b>Rendering or Site Plan</b>	
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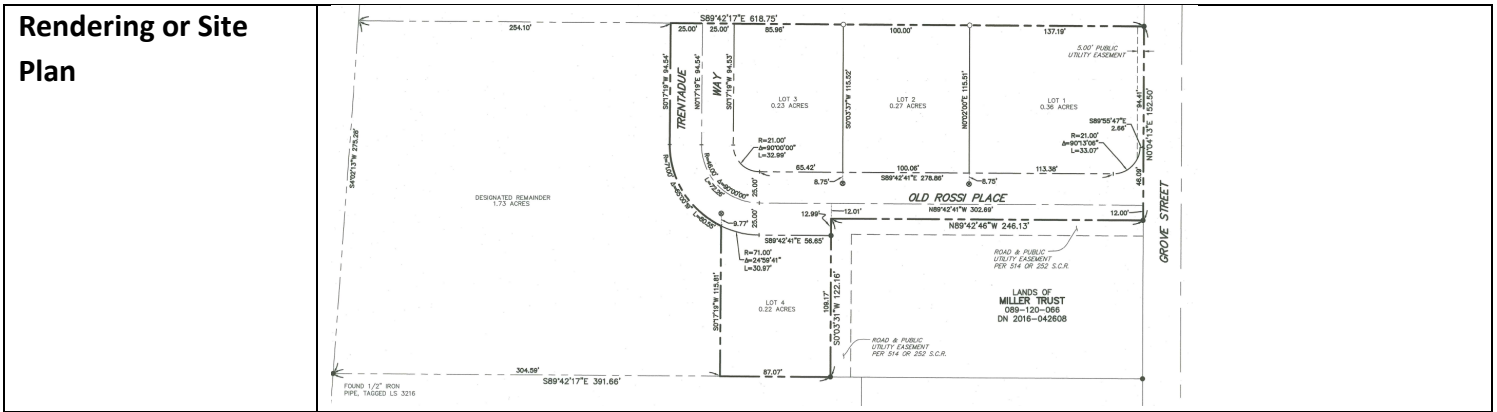
<b>Project Name: North Village – Hotel</b>	
<b>File Number</b>	DR 2021-06; CUP 2021-03
<b>Location</b>	101 Dovetail Lane
<b>Applicant/Developer</b>	Comstock Healdsburg LLC
<b>Project Planner</b>	Linda Ruffing, North Coast Community Planning, <a href="mailto:linda@nccplanning.com">linda@nccplanning.com</a>
<b>Project Description</b>	108-unit hotel, restaurant, bar, spa, event facilities.
<b>Status</b>	Under construction.
<b>Next Step</b>	Occupancy anticipated in early 2025.
<b>Rendering or Site Plan</b>	

<b>Project Name: North Village – Mixed Use /Residential (Parcel 4)</b>	
<b>File Number</b>	DR 2021-07.01; CUP 2021-04.01
<b>Location</b>	1830 Boxheart Drive
<b>Applicant/Developer</b>	Comstock Healdsburg, LLC; Burbank Community Housing Development
<b>Project Planner</b>	Linda Ruffing, North Coast Community Planning, <a href="mailto:linda@nccplanning.com">linda@nccplanning.com</a>
<b>Project Description</b>	Mixed Use Parcel with 53 affordable residential units and 12,000 square feet of retail/commercial.
<b>Status</b>	Planning permits approved (February 28, 2023). Building permits issued (May 2024).
<b>Next Step</b>	Complete construction.



<b>Project Name: Old Rossi Place</b>	
<b>File Number</b>	DR2015-04/TM2015-04
<b>Location</b>	941 Grove Street
<b>Applicant/Developer</b>	Bill Lerner and Dennis Carvalho
<b>Project Planner</b>	Ellen McDowell, Senior Planner, 707-473-4463, <a href="mailto:emcdowell@healdsburg.gov">emcdowell@healdsburg.gov</a>
<b>Project Description</b>	Subdivision for 4 single-family dwellings.
<b>Status</b>	Under construction.
<b>Next Step</b>	Building permit approvals.
<b>Rendering or Site Plan</b>	

<b>Project Name: Rossi Remainder</b>	
<b>Location</b>	<b>File Number</b>
<b>Applicant/Developer</b>	Bill Lerner and Dennis Carvalho
<b>Project Planner</b>	Ellen McDowell, Senior Planner, 707-473-4463, <a href="mailto:emcdowell@healdsburg.gov">emcdowell@healdsburg.gov</a>
<b>Project Description</b>	Subdivision for 6 single-family dwelling units.
<b>Status</b>	Planning Commission approved on August 29, 2018.
<b>Next Step</b>	Building permit approvals.



<b>Project Name: Saggio Hills Fire Substation</b>	
<b>File Number</b>	DR 2021-11
<b>Location</b>	1804 Healdsburg Avenue
<b>Applicant/Developer</b>	City of Healdsburg
<b>Project Planner</b>	Linda Ruffing, North Coast Community Planning, <a href="mailto:linda@nccplanning.com">linda@nccplanning.com</a>
<b>Project Description</b>	Fire substation to be constructed in accordance with the Saggio Hills and North Village Development Agreements.
<b>Status</b>	Construction contract awarded in September 2023.
<b>Next Step</b>	Construction began in October 2023. Completion anticipated in late 2024.
<b>Rendering or Site Plan</b>	

<b>Project Name: Saggio Hills – Villas and Residences</b>	
<b>File Number</b>	DR 2016-02
<b>Location</b>	Healdsburg Avenue
<b>Applicant/Developer</b>	Ohana Real Estate Developers
<b>Project Planner</b>	Ellen McDowell, Senior Planner, 707-473-4463, <a href="mailto:emcdowell@healdsburg.gov">emcdowell@healdsburg.gov</a>
<b>Project Description</b>	70 single family dwellings as part of the Saggio Hills development.
<b>Status</b>	Permits being issued for individual lots.
<b>Next Step</b>	Permit issuance and Certificate of Occupancy for individual lots.
<b>Rendering or Site Plan</b>	

<b>Project Name: William Selyem Winery – Warehouse</b>	
<b>File Number</b>	DR 2022-20
<b>Location</b>	1460 Grove Street
<b>Applicant/Developer</b>	Steve von Raesfeld
<b>Project Planner</b>	Jeff Fisher, Assistant Planner, 707-431-3332, <a href="mailto:jfisher@healdsburg.gov">jfisher@healdsburg.gov</a>
<b>Project Description</b>	Wine production facility.
<b>Status</b>	Under construction.
<b>Next Step</b>	Occupancy anticipated in Fall of 2024.
<b>Rendering or Site Plan</b>	