



CITY COUNCIL HEARING NOVEMBER 5 2024

Pacific Realty LLC/ Kathy Austin

7621 Healdsburg Ave

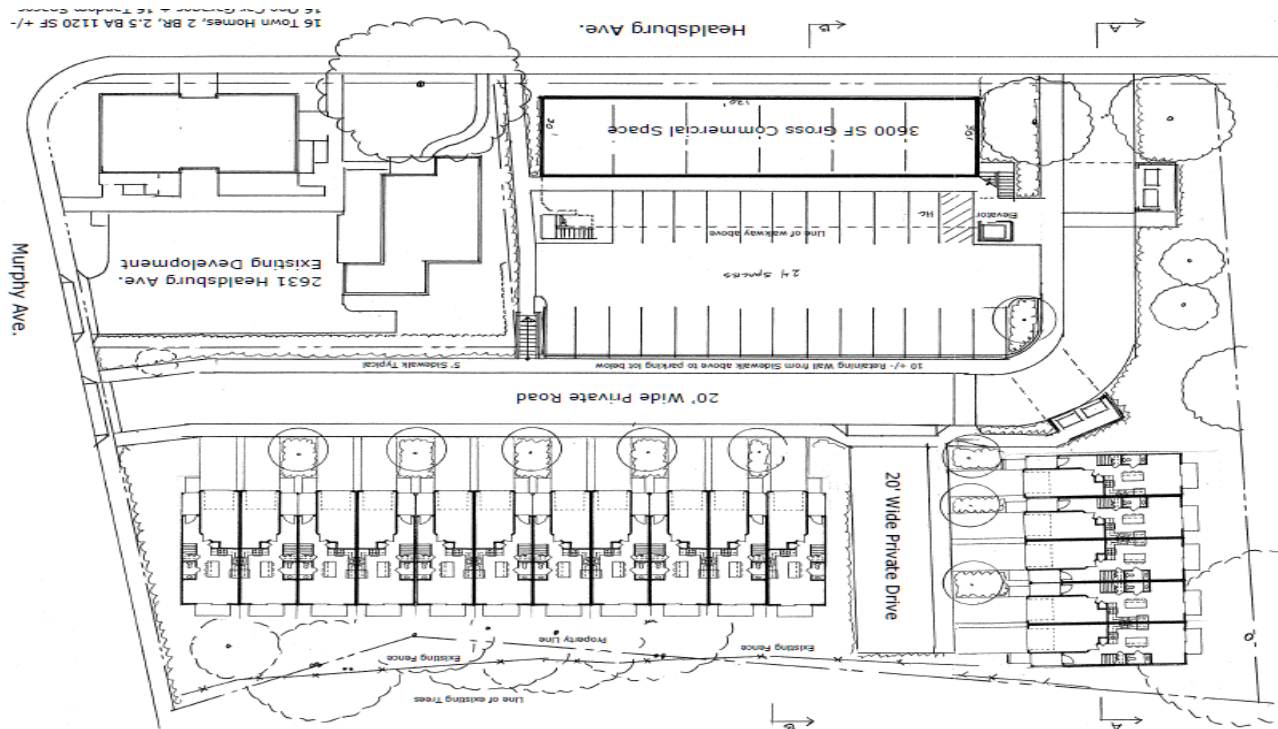
12 Townhome units and 12 Apartment units

Approval of Conditional Use Permit and
Tentative Map



PROJECT BACKGROUND

May 3, 2022 the applicant held a preapplication conference with city staff.

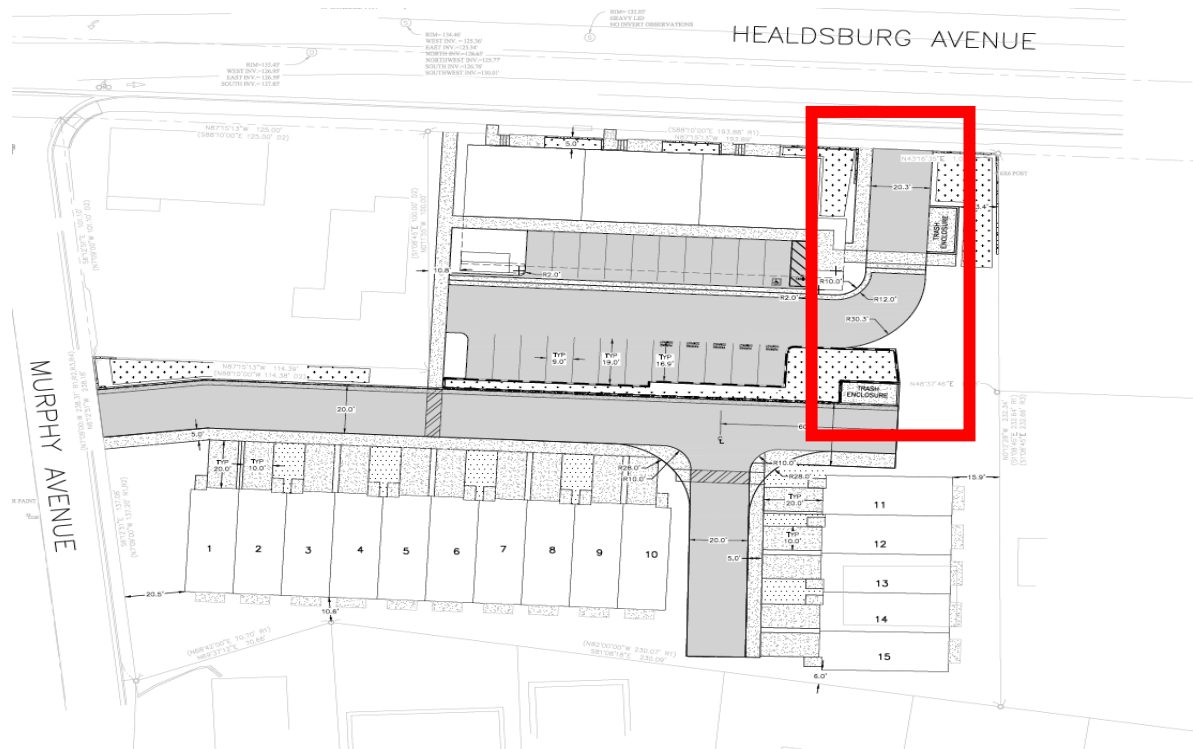


PROJECT BACKGROUND

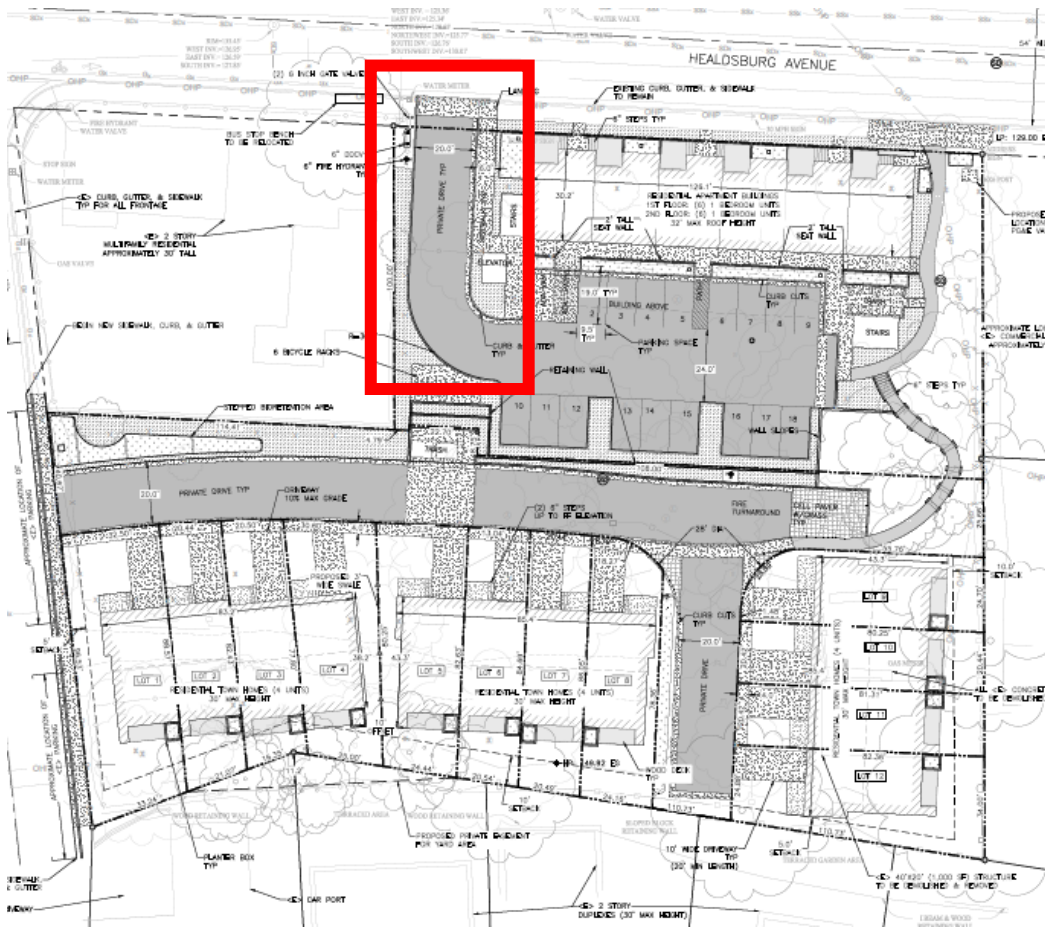


Preliminary Review

- Design Review Board on December 21, 2022
- Planning Commission on December 13, 2022
- In red is original driveway location



PROJECT BACKGROUND



- Official submittal was deemed complete May 8, 2024.
- Traffic study was required as part of the completeness review
- In red was the driveway location movement request from Planning Director



- Final version of the map with the driveway located back to the eastern side of the site as required by the traffic study.

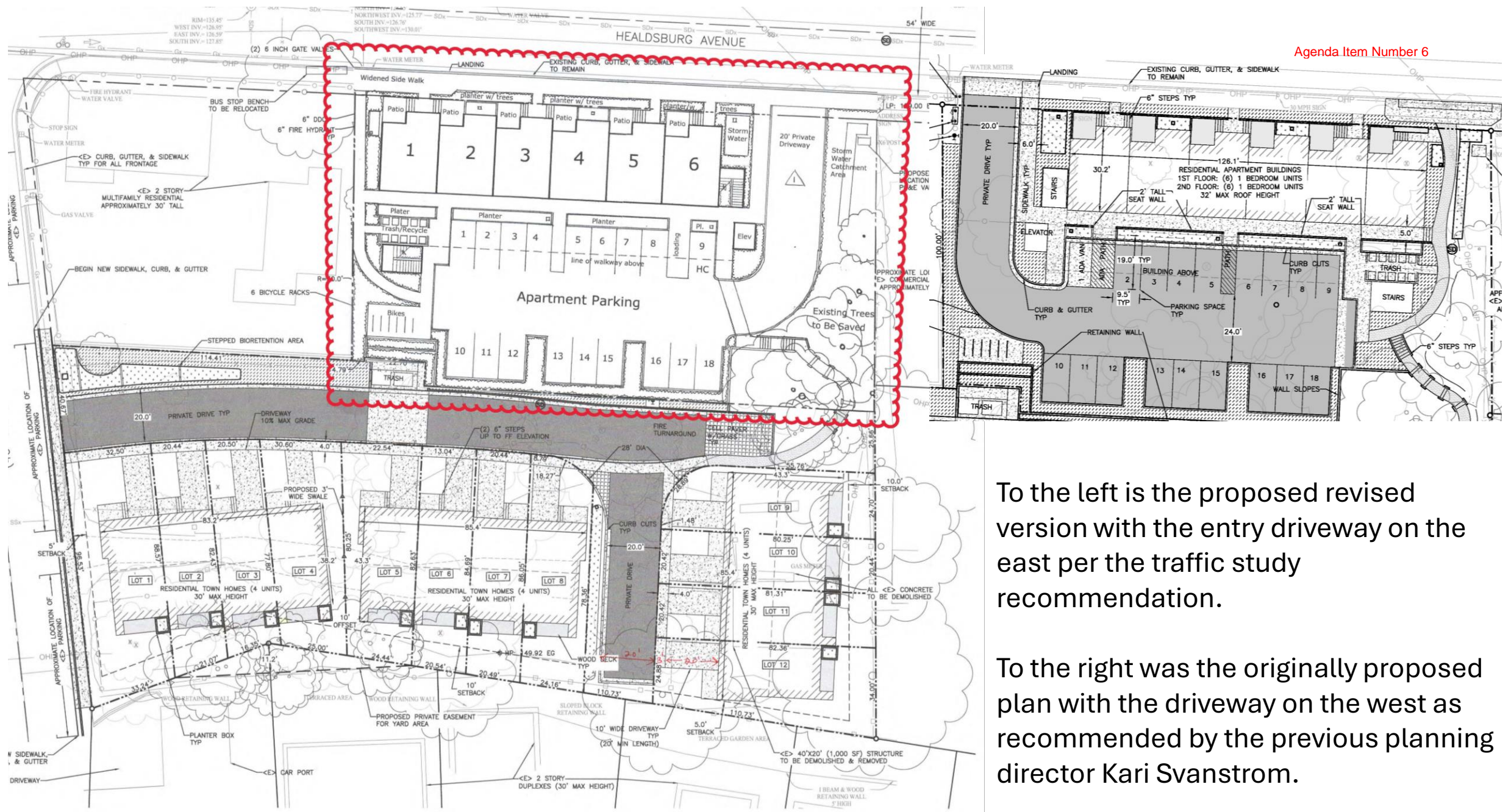
Pacific Knolls

7621 Healdsburg Ave.

1. The site from east on Healdsburg Ave.
2. West from corner with Murphy Ave.
3. Murphy Ave. existing driveway

Katherine Austin, AIA, Architect
Pacific Realty Development LLC

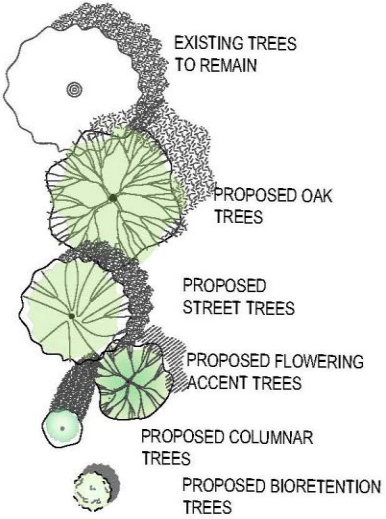




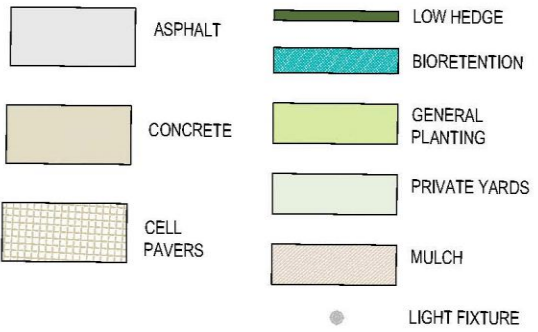
To the left is the proposed revised version with the entry driveway on the east per the traffic study recommendation.

To the right was the originally proposed plan with the driveway on the west as recommended by the previous planning director Kari Svanstrom.

TREE LEGEND



MATERIAL LEGEND





Street View of Healdsburg Avenue Revised to show access drive on east



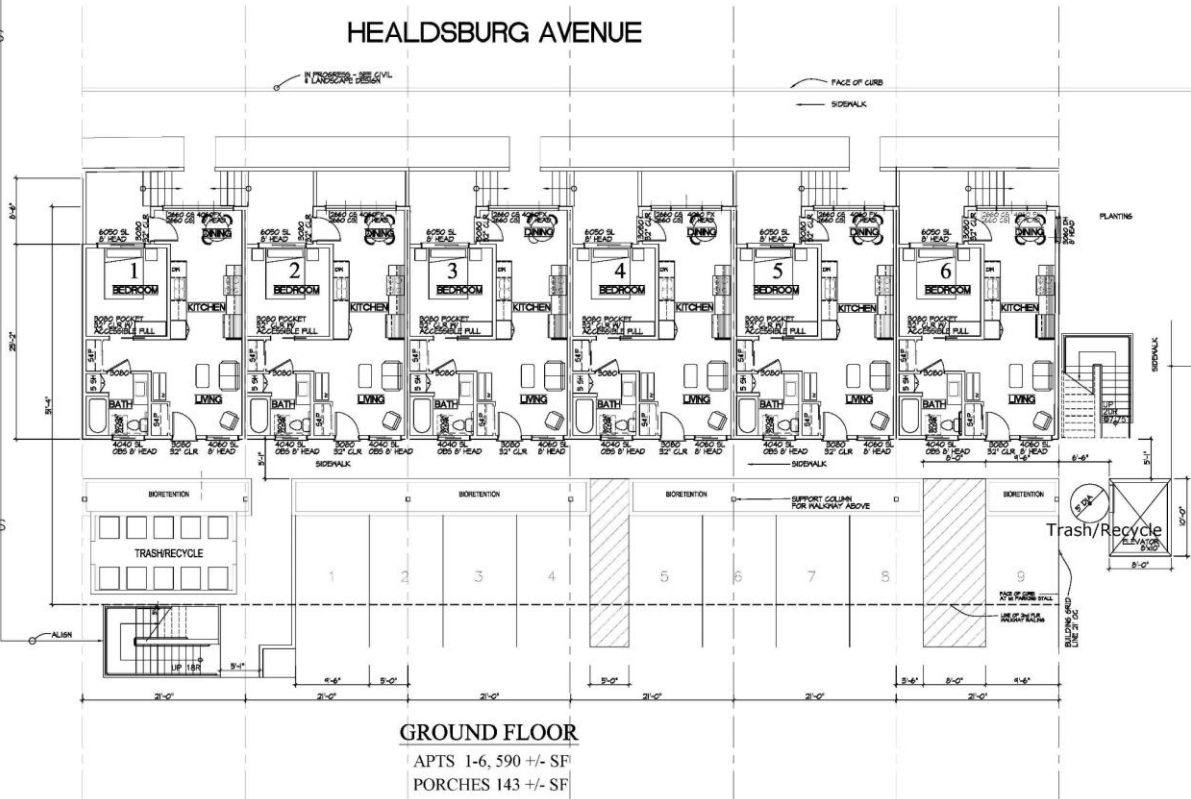
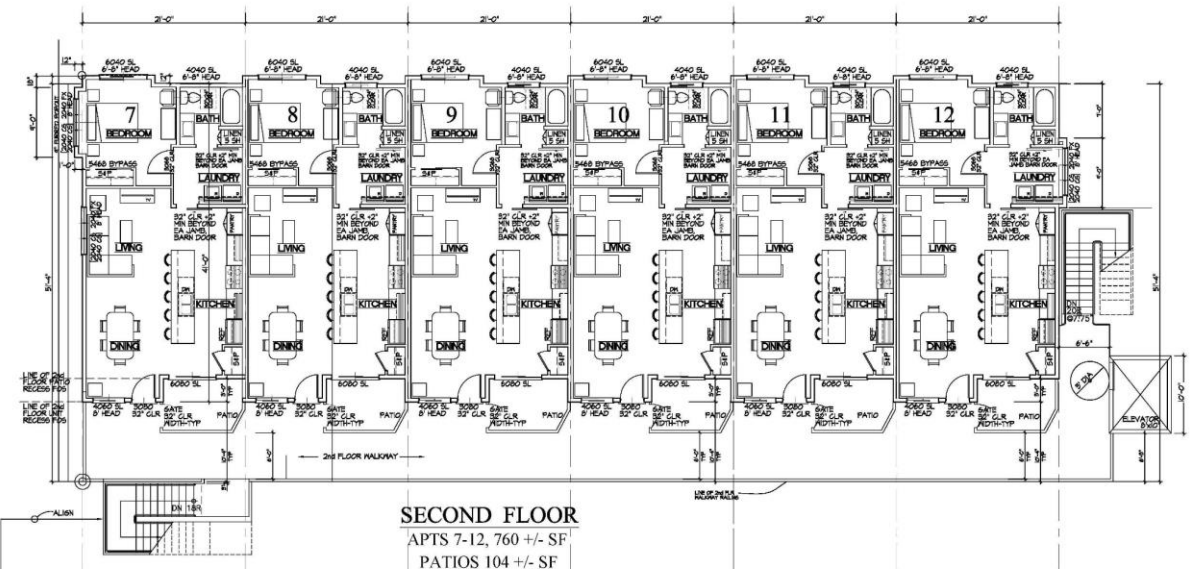
Street View of Murphy Avenue with proposed new private street entrance to Town Homes



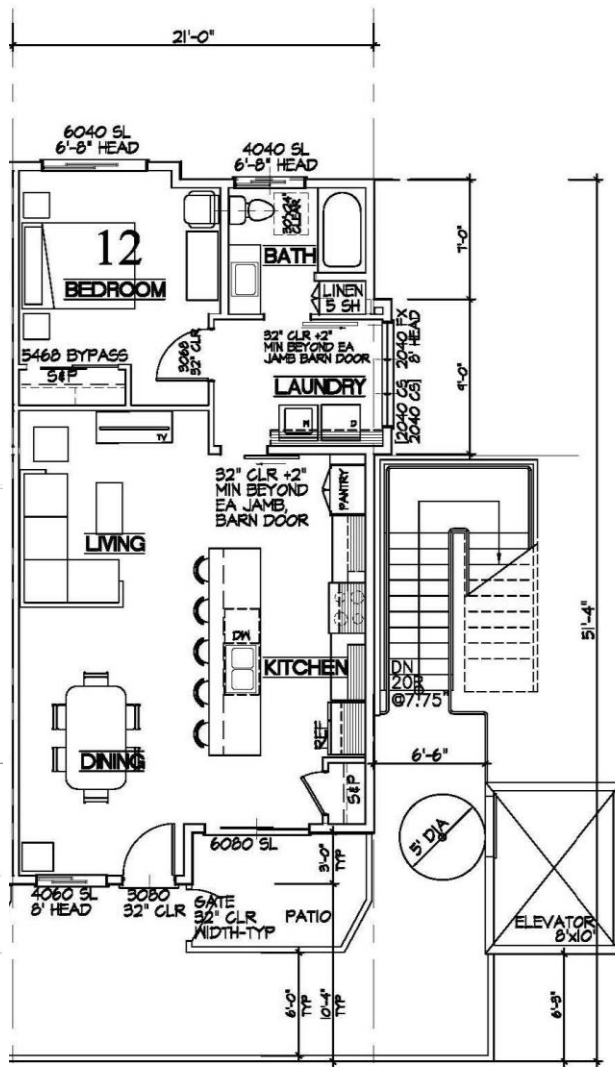
Perspective of Apartments looking from North East Corner along Healdsburg Avenue, Revised to show access on East



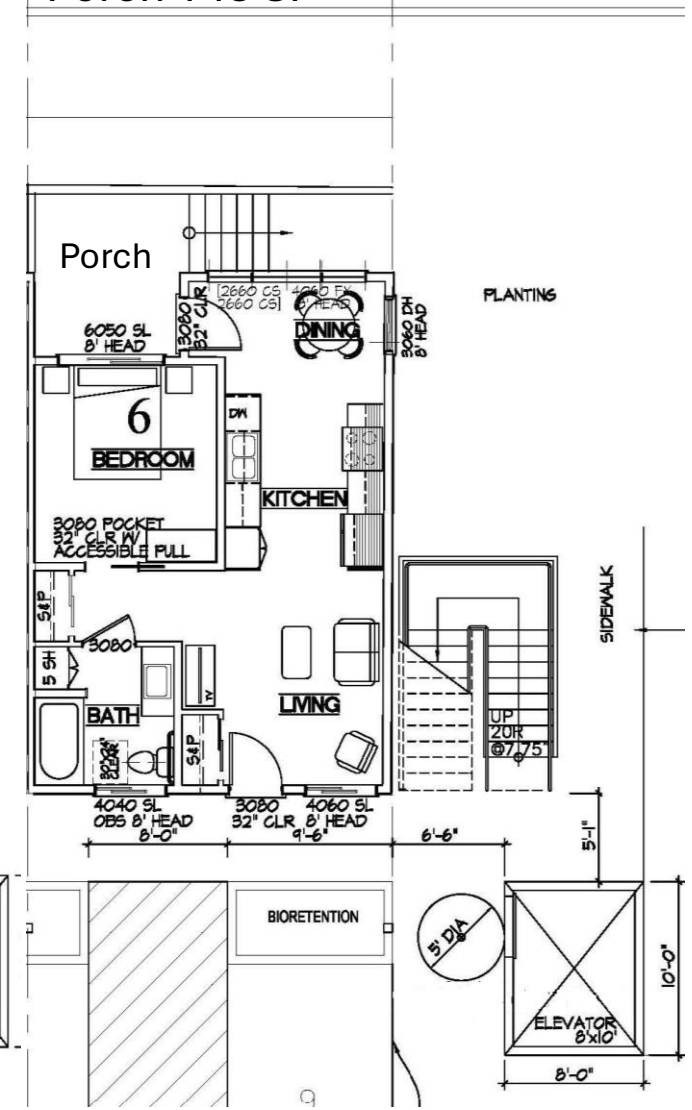
Perspective of the Apartments from the rear Parking Lot, Revised to show access on East



Upper Floor Units 740 SF
Patio 104 SF



Lower Floor Units 590 SF
Porch 143 SF





East Elevation with elevator tower



North Elevation along Healdsburg Avenue

Note: Drawings are not to scale. Maximum Height at middle parapet is 29' +/- Building steps 6" at each color change to work with slope to minimize height. At no point will the building exceed 30' in height. Floor to floor height is 10' at west end and 11' at east end. Parapet is 3' on east and west, 4' at center. Site slopes in both east and west and north and south direction. Maximum foundation height is 4' on north east and 3' on north west to provide ADA access on the south side.



West Elevation



South Elevation facing parking lot

Revised Apartments

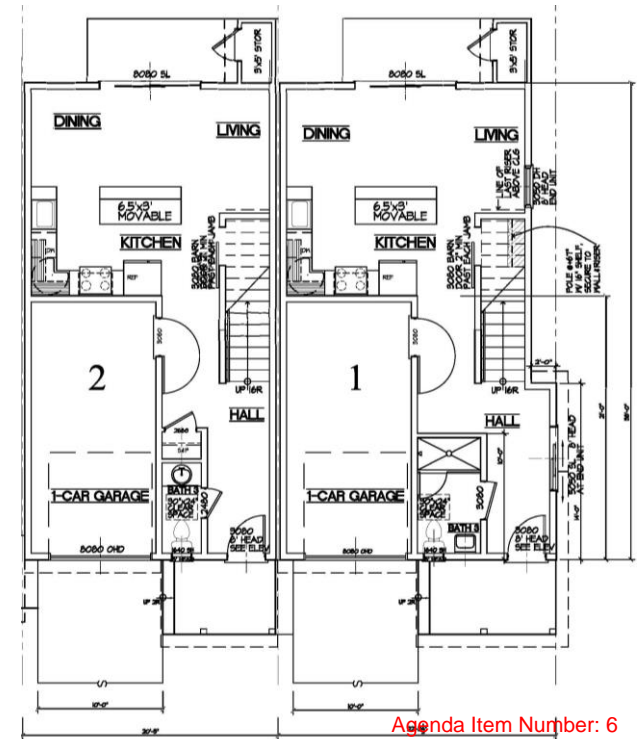
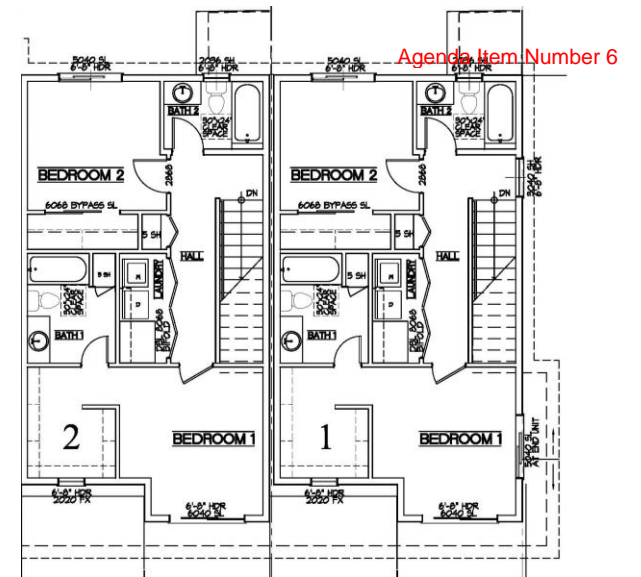
Driveway on East

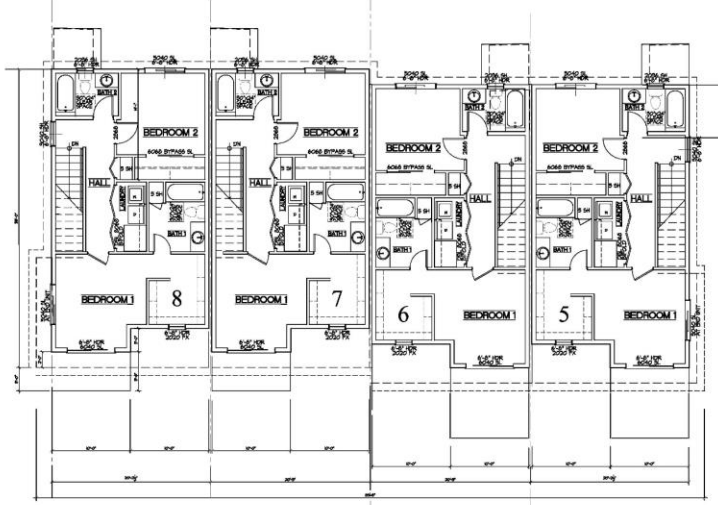


Perspective of Town Homes lots 8 through 5 left to right

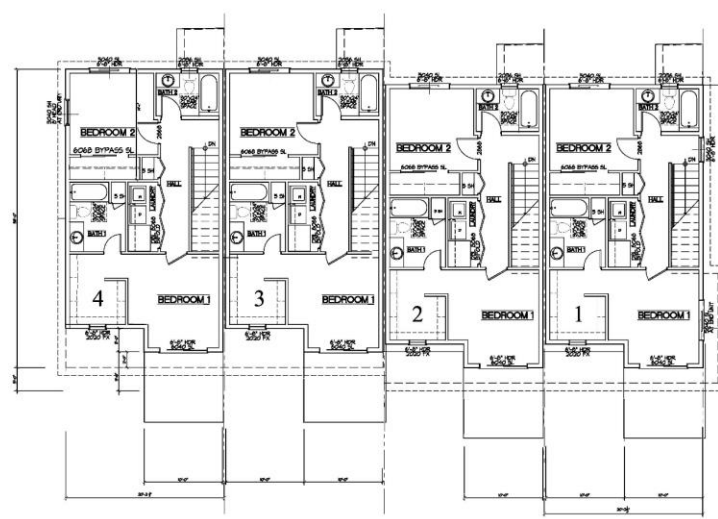


Perspective of Town Homes 4 through 1 left to right

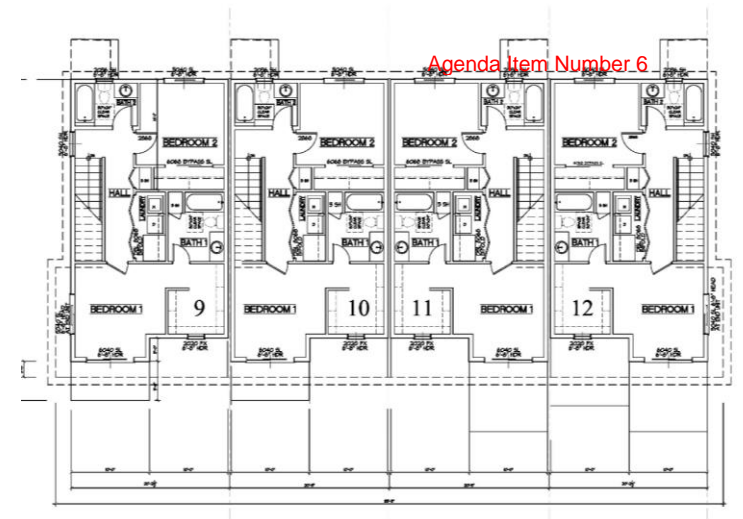




2nd FLOOR



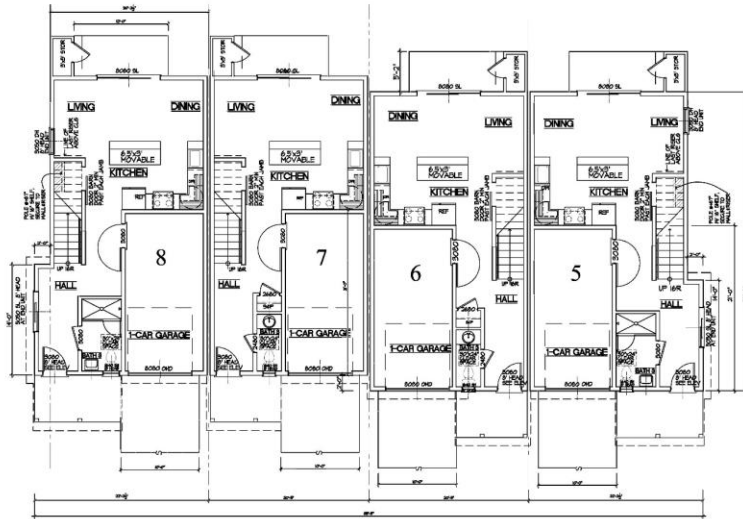
2nd FLOOR



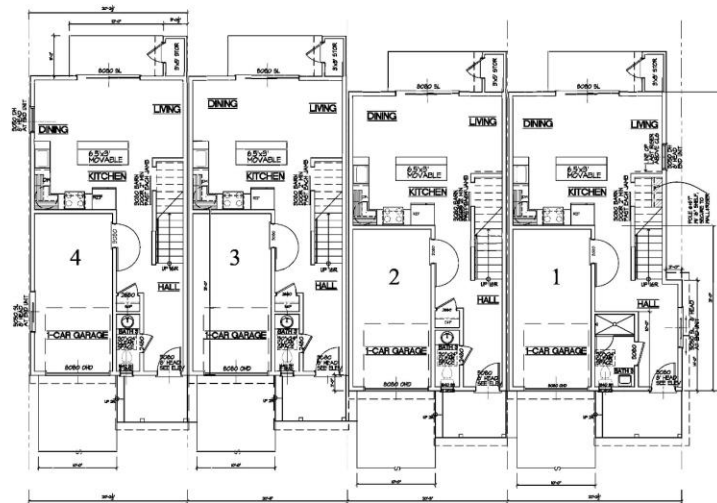
2nd FLOOR

Town Homes 1,5,8 = 1148 +/- SF
Town Homes 2,3,4,6&7 = 1120 +/- SF

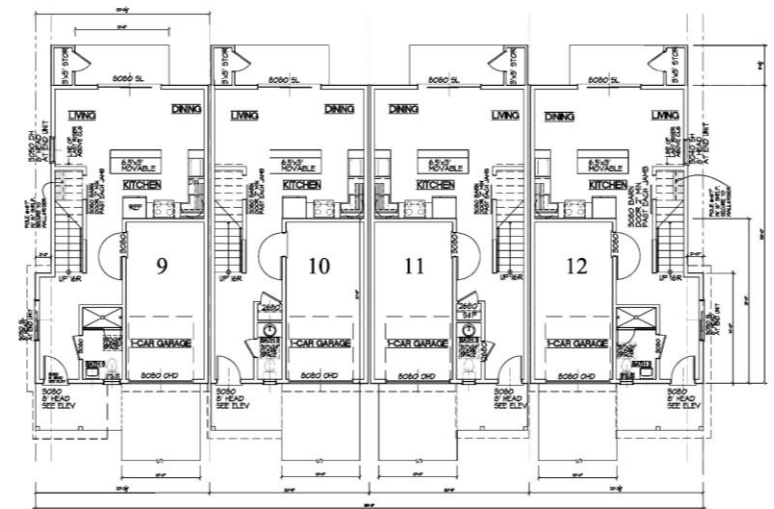
Town Homes 9 & 12 = 1148 +/- SF
Town Homes 10 & 11 = 1120 +/- SF



GROUND FLOOR



GROUND FLOOR



GROUND FLOOR

Town Homes lots 1 - 8
Floor Plans

1/8" = 1'-0"

Town Homes 9 - 12
Floor Plans



East Elevation Lot 4



North Elevations lots 4 through 1 left to right

Note: Drawings are not to scale. Maximum height at peak of ridge is 30', each unit steps with the grade. First floor 9' plate, 12" +/- ceiling joists, second floor 8' plate with scissor trusses for vaulted ceilings. Foundations to be pier and grade beam around root zones and remain as low as possible to grade.



West Elevation lot 1 on Murphy Avenue



South Elevations lots 1 through 4 left to right



East Elevation lot 8

Note: Drawings are not to scale. Maximum height at peak of ridge is 30'. Each unit steps with the grade. First floor 9' plate, 12" +/- ceiling joists, second floor 8' plate with scissor trusses for vaulted ceilings. Foundations to be pier and grade beam around root zones and remain as low as possible to grade.



North Elevation lots 8 through 5 left to right



West Elevation lot 5



South Elevation lots 5 through

Town Home Elevations lots 5 through 8 NTS



North Elevation lot 9

Note: Drawings are not to scale. Maximum height at peak of ridge is 30', each unit steps with grade. First floor 9' plate, 12" +/- ceiling joists, second floor 8' plate with scissor trusses for vaulted ceilings. Foundations to be pier and grade beam around root zones and remain as low as possible to grade.



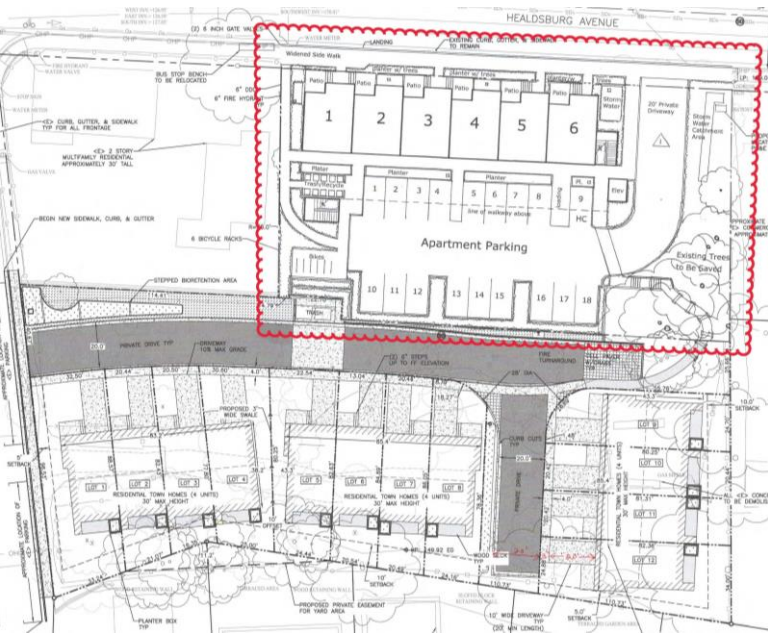
West Elevation lots 9 through 12 left to right



South Elevation lot 12



East Elevation lots 12 through 9 left to right



Perspective of Apartments looking from North East Corner along Healdsburg Avenue, Revised to show access on East



Perspective of Town Homes 4 through 1 left to right

