



Major Variance - Submittal Requirements

The information noted below will be required for all Major Variance applications.

- Planning Permit Application** form completed and signed by the applicant(s) and property owner(s) and is available at the following site:
<https://www.ci.healdsburg.ca.us/DocumentCenter/View/620/Planning-Permit-Application-PDF>
- Application Fees** are based on the Planning Fee schedule which is updated annually in July. The fee schedule is available at the following site: <http://www.ci.healdsburg.ca.us/352/Application-Forms-Submittal-Requirements>. Applicants should verify the required fees with CDC staff if the application is proposed to be submitted after June 30th. All Planning Application fees are updated each year in July.
- Preliminary Title Report (2 Copies)** not more than 3 months old, prepared by a qualified title insurance company and it must include a legal description of the subject site.
- Project Narrative/Description** is a full description of the proposed changes to the site, building and architectural changes and proposed uses.
- Plan Sets refer Submittal Checklist Table and Contents of Plan Sheets below.**
- Public Hearing Materials** will be requested from your project planner once your project has been deemed complete and all items have been addressed. This will include additional plan sets, pdfs, materials boards and renderings.
- Materials Board** showing proposed colors, roofing material, window types, trim, and other exterior materials (clear photos or manufacturer's brochures may suffice for some projects.) Check with your project planner for clarification.
- High-quality building renderings and photo simulations.** Required as needed. Refer to your project planner to determine best points of view for perspectives and photo simulations for daytime and nighttime.
- A One-Stop meeting or a Pre-Application Conference** meeting are suggested for complicated or large projects.

REMOVAL OF TREES OR WORK ADJACENT TO OR IN A RIPARIAN SETBACK

- Arborist Report** prepared by a certified arborist noting all trees, species, trunk diameter, condition, and proposal to remove or keep and tree protection measures will be required for any project proposed to remove trees or includes construction adjacent to riparian corridors.
- Tree Protection Plan** prepared by a certified arborist are required if the project involves construction adjacent to native trees or riparian areas or the disruption or removal of large mature trees or heritage trees. Consistent with the City of Healdsburg's General Plan Natural Resources Element, projects are to comply with the following policies: NR-B-2 Large, mature trees that contribute to the visual quality of the environment or provide important wildlife habitat shall be protected and NR-C-6: Protection of distinctive natural vegetation such as oak woodlands, riparian corridors, and mixed evergreen forest is encouraged.

| City Use Only | |
|--------------------------|--|
| Application Submitted on | |
| Submittal Reviewed by | |
| Application Complete | |
| Notes: | |

| Major Variance Submittal Checklist | |
|--|--------------------------|
| Item | Applicability & Quantity |
| “#” = Number of items ● = Required “**” = Required and see notes | |
| Plan Sets | |
| Full Sized (24” x 36”) | 1 |
| Reduced (11” x 17”) | 5 |
| CD or Flash Drive (will not be returned) | 1 |
| Note: If the scope of your project is small, you may contact a planner at the CDC to confirm the exact number of plans required. Half Size plans may be required for projects requiring a public hearing. Your project planner will coordinate with you regarding the number of plans required and the deadline to submit them. | |
| Plans | |
| Title Sheet | ● |
| Site Plan | ● |
| Site Survey | * |
| Grading, Drainage and Utilities | ● |
| Stormwater Management Control Plan | ** |
| Low Impact Development Determination Sheet | ** |
| Initial Low Impact Development Stormwater Design | ** |
| Tree Protection Plan | ● |
| Building Elevations | ● |
| Building Floor Plans | ● |
| Window and Door Details | ● |
| Site & Context Photos | ● |
| Landscape Plan | *** |
| Exterior Lighting Plan | ● |
| Sign Program | ● |
| Photosimulations | ● |

TABLE NOTES:

- * **Site Survey** is required for projects that are proposing new construction for residential or non-residential development. A Site Survey will also be required depending on lot characteristics such as a steep slope, creek or riparian corridor.
- ** **Stormwater Control Plan** is required to manage post-construction stormwater flow and generally done through Low Impact Development (LID). Refer to the 2017 Storm water Technical Design Manual and related documents available at the following link: <https://ci.healdsburg.ca.us/618/Storm-Water-Management>
- *** **Landscape Plans** are required for the following (see [HMC Section 20.16.105](#)):
 - New residential, commercial, office, industrial, public or quasi-public construction
 - Additions or remodels of residential, commercial, office, industrial, public or quasi-public with new or replaced landscaped areas equal to or greater than 2,500 square feet installed by a contractor
 - Same as above allowing up to equal to or greater than 5,000 square feet of landscape area if installed by property owner.

A. CONTENTS OF PLAN SHEETS

The following information will be required on plan sheets as noted below. Questions regarding the applicability of requested items should be directed to Planning staff at the Community Development Center.

1) Title Sheet

- a) Name of project and description of proposed use.
- b) Table of contents listing all plan set sheets, their content and page number.
- c) Name(s) of professional(s) preparing plans.

2) Site Plans (Existing and Proposed)

a) All Site Plans

- i) Location map and Assessor's Parcel Number(s).
- ii) Project Data:
 - (1) Total acres of subject property (net and gross).
 - (2) Total number of existing and proposed dwelling units.
 - (3) Total existing and proposed gross floor area ([see Land Use Code 20.28.310](#)).
 - (4) Total number of existing and proposed off-street parking and loading spaces.
 - (5) Percentage of proposed site coverage for buildings, off-street parking and loading, and landscaping as noted in [Land Use Code 20.28.310](#).
 - (6) Note if project is located in the Wildland Urban Interface (WUI). Refer to the Fire Departments website for information and map (<http://www.ci.healdsburg.ca.us/278/Wildland-Urban-Interface>).
- iii) Note all existing and proposed buildings, structures, parking spaces, driveways/circulation elements, loading areas, landscaped areas, outdoor use areas, fences, gates and wells and their proposed uses, including the proposed removal of any building (information should be clearly delineated on the included site plans).
- iv) Dimensions of entire subject property and all existing lot lines consistent with Assessor Parcel Map or submitted survey.
- v) Proposed building setbacks from all property lines and distances between buildings.
- vi) All existing trees, by species and trunk diameter that have proposed development or construction activities within their driplines. Label trees to be removed "R" and trees to be protected "P."
- vii) Name(s) of creek(s) and/or stream(s) should be clearly labeled on the site plan.
 - (1) Note the required Riparian Setback if applicable ([see HMC 20.24.085](#)).
- viii) Building footprints of adjacent buildings and note the use.
- ix) Locations of proposed exterior lighting fixtures.

b) Additional Site Plan Items

i) New Construction or Additions

- (1) All existing and proposed public and private easements for utility, drainage, sewer, emergency vehicle access and turnarounds, parking, access and other purposes. The location, widths, inside turning radii and purpose of each. Additionally, any easements on surrounding properties benefiting the subject property should also be indicated on the site plan.

- (2) Fully dimensioned public right-of-way improvements for both sides of adjacent streets showing accurate locations for existing and proposed, facilities such as streets, curbs, sidewalks, sidewalk planters, street trees, utility poles, traffic signs and signals, storm sewers, sanitary sewers, fire hydrants, median island and median island openings, project driveways, driveways on opposite street frontages, bus stops, drainage inlets and manholes.
 - (3) Cross-sections of the full right of way for all existing and proposed public and private streets, and driveways, each fully dimensioned.
 - ii) Sites with building areas greater than 150 feet from public right of way**
 - (1) Fire Turning Radii indicated on the site:
<http://www.ci.healdsburg.ca.us/DocumentCenter/View/428/Fire-Prevention-Standard-No-4-Turnaround-PDF>
 - iii) Site Slopes over 10%**
 - (1) Topographic contours of the site at intervals of one-foot of elevation up to 5% slope; two-foot intervals up to 10% slope and five-foot intervals over 10% percent slope, including the adjoining ground for at least 100 feet beyond the project boundaries.
 - iv) Trash Enclosures**
 - (1) Projects creating 3 or more units, changes in use, or demolition and new construction should include the location of the existing and proposed trash enclosures. Trash enclosure should be designed to capture enclosure drainage to discharge to sanitary sewer. Additionally, enclosures need to be covered.
- 3) Grading, Drainage and Utilities (required for site changes and new residential development)**
- a) Topography with pad elevations for the site and all properties within 50 feet of project site.
 - b) Show direction and path of existing and proposed drainage channels or facilities.
 - c) Existing trees, specifying size, species, condition and disposition (also see Tree Protection Plan below).
Note: this should be the same information at that included on the site plan above and is needed on the grading plan to ensure that site grading will not impact existing trees.
 - d) Existing and proposed public and private utilities (sewer, water, storm, electric, gas, communications).
 - e) Indicate building pad and finished elevations, retaining walls (with height and materials specified). Refer to [LUC 20.16.040](#) for maximum heights allowed.
 - f) All existing and proposed contours, including slopes and identification of Top of Curb (TOC), Top of Wall (TOW), Base of Wall (BOW), invert and grate elevations if grading or retaining walls are proposed as part of the project. Details of retaining walls, swales and drainage structures.
 - g) Sections through the property to include adjoining properties, showing the grading and soundwall/fence at the property line.
 - h) Drainage flows and overland release flows.
 - i) Paving, sidewalk and other hardscaped materials.
- 4) Stormwater Management**
- a) Low Impact Development Determination Sheet.
 - i) Applicable to projects modifying 10,000 square feet of impervious surface or HMP.
 - ii) LID Determination sheet available at the following link: <https://ci.healdsburg.ca.us/618/Storm-Water-Management>.
 - b) Low Impact Development Storm Water Design.
 - i) Refer to 2017 Storm water Technical Design Manual for design requirements and plan set information at the following link: <https://ci.healdsburg.ca.us/618/Storm-Water-Management>.
- 5) Tree Protection Plan (required for sites with existing trees and vegetation regardless of size)**
A certified arborist should be retained to prepare the following information in the report and plan:
- a) Tree Removal:
 - i) Project Information:
 - (1) Property address.
 - (2) Accessor's Parcel Number.
 - (3) Property owner.
 - (4) Contact information.
 - ii) Site plan of property identifying location and species of tree(s) on site.
 - iii) Heritage Tree status is based upon the sum of the individual trunk cross-sectional inches that is converted back to an equivalent single trunk diameter. (See [HMC Section 20.24.035](#)).

- iv) Crown height and diameter (if in the Wildland Urban Interface [WUI], crown separation in feet for remaining trees in close proximity of each other).
 - v) Health and structural ratings.
 - vi) Observations on health and structure.
 - vii) Suitability for preservation rating.
 - viii) Construction impact assessment
 - ix) Trees to be preserved.
 - x) Trees to be removed.
 - xi) Tree Protection Zone (TPZ) (retained trees including tree in building envelopes).
 - xii) Critical Root Zone (CRZ).
 - xiii) Specific tree protection recommendations, location of fencing and specifications where applicable.
 - xiv) The above information noting trees to be preserved and removed, including the TPZ and CRZ of the trees to be preserved, should be noted on all grading, drainage and utility plans to verify that infrastructure plans do not impact trees to be preserved. The City arborist will review all submittals to determine if the report and plans are acceptable.
- b) **Construction adjacent to existing trees or riparian corridors:**
- i) A tree protection plan including the following minimum information:
 - (1) Property address.
 - (2) Accessor's Parcel Number.
 - (3) Property owner.
 - (4) Contact information.
 - (5) Site Plan.
 - (6) Location of Tree Protection Zones and Critical Root zones (For trees to be preserved adjacent to right of way, new roads, building footprints, and construction staging areas.
 - (7) Location of protective fencing (should be outside of the TPZ and CRZ).
 - (8) Location of any heritage trees.
 - (9) Site location in WUI, indicate 10', 30' and 100' defensible space around building envelope.
- 6) Building Elevations**
- a) Dimensioned elevations of all sides of the existing structure and any additions including roof slope (pitch) and the same for any new structure(s) (Photographs may be substituted for existing elevations to remain unchanged).
 - b) Heights of major building elements as defined by the Land Use Code dependent on the Zoning Designation ([HMC 20.08](#)) and Height Measurement Requirements ([HMC 20.16.060](#)).
 - c) Note finish materials and colors of all exterior surfaces, including roofs for existing and proposed.
 - d) Any exterior mechanical equipment, ductwork and utility boxes that would be publicly visible.
 - e) Streetscape elevations including adjacent buildings for additions that will be visible from the public right-of-way or alley. Heights of adjacent buildings should also be noted.
 - f) Renderings of the proposed structures or additions (*for new residential construction or exterior to nonresidential uses*).
- 7) Building Floor Plans**
- a) Existing and proposed floor plans for each level noting the use, dimensions and square footage of each room.
 - b) Identify location of exterior doors and windows.
 - c) Gross floor area for each level or room if needed to determine parking requirements for non-residential uses.
 - d) Total gross floor area for all levels. *Note: This total should be consistent with the Title Sheet and lot coverage requirements.*
- 8) Window and Door Details**
- Required for new construction, additions and changes in exterior materials.
- a) Framing details and sections.
 - b) Manufacturing cut sheets.
- 9) Site & Context Photos**
- a) Photos of the existing building and site.
 - b) Photos of the adjacent buildings on the block face on both sides of the street, including the address of each photo.
 - c) Map or diagram indicating location of photos.

10) Landscape Plan

- a) Prepared in accordance with the Water Efficient Landscaping requirements per [HMC Section 20.16.105](#) and including the following:
 - i) For projects located within or adjacent to the Wildland Urban Interface (WUI) refer to following “Living with Fire in Sonoma County” for additional landscaping best management practices for the WUI and fire resistive plantings:
http://www.firesafesonoma.org/main/sites/default/files/living_with_fire.pdf
 - ii) Calculation of the project’s maximum applied water allowance.
 - iii) A landscape planting design plan that accurately and clearly identifies and depicts: new and existing trees, shrubs, groundcovers, turf, and any other planting areas, including any existing landscaping that is to be retained.
 - iv) Refer to following Land Use Code sections for additional landscaping requirements:
 - (1) General Landscaping Standards ([HMC Section 20.16.095](#)) .
 - (2) Parking Lot Landscaping requirements ([HMC Section 20.16.100](#)).
 - (3) Screening Standards ([HMC Section 20.16.110](#)).
- b) Plants by botanical name and common name.
- c) Plant sizes and quantities.
- d) Property lines, new and existing building footprints, streets, driveways, sidewalks and other hardscape features.
- e) Pools, fountains and similar water features.
- f) A **conceptual irrigation design plan** or statement that describes irrigation methods and design actions that will be employed to meet the irrigation specifications of this section.
- g) Slopes exceeding 10% where landscaping is proposed will need to include the following:
 - i) Existing and finished grades.
 - ii) Drainage patterns.
 - iii) Pad elevations.
 - iv) Spot elevations.
 - v) Storm water retention improvements.
 - vi) The grading plan shall include the following statement: “I have complied with the criteria of the ordinance and applied them accordingly for the efficient use of water in the grading design plan” and shall bear the signature of a licensed professional.
Note An **Irrigation Plan** will be required for site landscaping changes upon building permit submittal. It will need to accurately and clearly identify and depict the irrigation system point of connection, accurately and clearly identify and depict irrigation system components, e.g., controller, pipe, remote-control valves, sprinklers and other application devices, rain shut-off device, check valves, pressure regulating devices, backflow prevention devices and include a hydrozone table. Plans must be stamped and signed by the preparer.*

11) Exterior Lighting Plan

- a) Proposed site plan noting the location of all outdoor lighting fixtures within the project site.
 - i) Lighting should be fully shielded to minimize off-site glare.
 - ii) Development adjacent to habitat or riparian corridors should eliminate night lighting directed towards these areas and be fully shielded.
- b) Details for the height and type of all light fixtures within all outdoor areas.

12) Sign Program (for nonresidential projects proposing new signs or changing signs)

- a) Refer to Citywide Design Guidelines for design guidance.
(<http://www.ci.healdsburg.ca.us/DocumentCenter/View/8565/Design-Guidelines---Final-Document---PDF>)
- b) A fully-dimensioned site plan, drawn to scale, depicting:
 - i) Location(s) of all existing and proposed signs.
 - ii) The length(s) of building(s) facing a public street.
 - iii) The dimensions of all property lines adjoining public streets.
 - iv) Sight distance triangle and supporting calculations as necessary.
 - v) Dimensioned building elevations depicting locations of all existing and proposed wall and projecting signs.
- c) Plan Sheets including the following:
 - i) Details of all proposed signs, including:
 - (1) Dimensions.
 - (2) Height (free-standing signs), height above finished grade (projecting and under-canopy signs).

- (3) Material(s).
- (4) Color(s).
- (5) Method of illumination.

13) Color and Materials indicating proposed colors, roofing material, window types, trim, and other exterior materials (clear photos on a plan sheet and color swatches from the paint manufacturer may suffice for some projects). Check with your project planner for clarification.

14) Photosimulations & Renderings of the proposed project including adjacent buildings for the daytime and nighttime. Your project planner will coordinate with you regarding the appropriate vantage points for the renderings.