

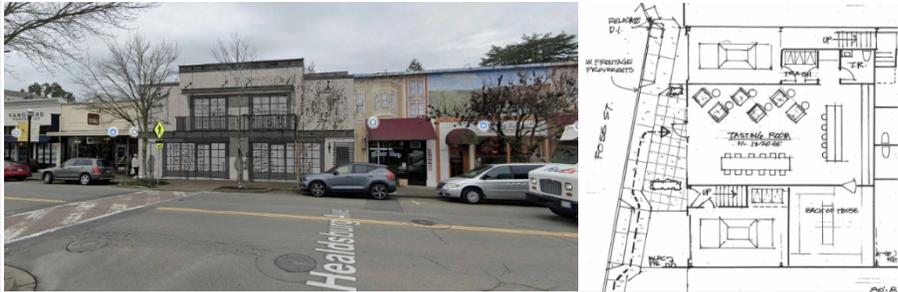
**City of Healdsburg**  
**Community Development Department**  
**Major Project List – October 2025**  
*(updated quarterly)*

**MAJOR PROJECTS - UNDER REVIEW**

There are currently no major projects under review at this time.

**MAJOR PROJECTS - APPROVED**

**Project Name: 425 Healdsburg Avenue / 430 Foss Street**

<b>File Number</b>	DR-0005-2025 / CUP-0003-2024
<b>Location</b>	425 Healdsburg Avenue / 430 Foss Street
<b>Applicant/Developer</b>	Strening Architects / 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>	The project proposes a renovation of an existing structure into two ground floor retail spaces on Healdsburg Avenue and one tasting room space (CUP-0003-2024) on Foss Street. In addition, the project proposes to add a residential unit and an ADU on the second floor.
<b>Status</b>	Conditional Use Permit approved by Planning Commission on September 24, 2024. Design Review approved by the Planning Commission on October 14, 2025.
<b>Next Step</b>	Building Permit submittal.
<b>Rendering or Site Plan</b>	

**Project Name: Boys & Girls Club**

<b>File Number</b>	DR-0008-2024 / CUP-0009-2024
<b>Location</b>	555 Piper Street
<b>Applicant/Developer</b>	Boys & Girls Clubs of Sonoma-Marin
<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>	The project will reconstruct and expand the existing boys and girls club.
<b>Status</b>	Planning Commission approved on April 22, 2025. Building permit issued.
<b>Next Step</b>	Construction.

<b>Rendering or Site Plan</b>		
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<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. Building permit issued.	
<b>Next Step</b>	Construction.	
<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.

Rendering or Site Plan	
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<b>Project Name: Mill District- Lot 1, Hotel</b>	
File Number	DR-0005-2024; VAR-0001-2024; SBDV-0003-2024
Location	192 Saw Mill Circle (Lot 1 of Mill District project)
Applicant/Developer	Replay Healdsburg, LLC
Project Planner	Linda Ruffing, Planning Consultant, <a href="mailto:linda@nccplanning.com">linda@nccplanning.com</a>
Project Description	53-key hotel with restaurant, bar, outdoor pool, spa, fitness center and parking, plus a separate 1,800 sq. ft. commercial building.
Status	Design Review and Variance approved by Planning Commission on August 27, 2024. Tentative Map approved by City Council on September 16, 2024. Development Agreement amendment approved by City Council on October 21, 2024.
Next Step	Submit Final Map and building permits. Construction anticipated to begin in Spring 2026.
Rendering or Site Plan	

<b>Project Name: Mill District - Lot 6 Mixed Use Project</b>	
File Number	DR 0018-2023; V 0001-2023
Location	105 South Street; 130 Healdsburg Ave.
Applicant/Developer	Replay Healdsburg, LLC
Project Planner	Linda Ruffing, Planning Consultant, <a href="mailto:linda@nccplanning.com">linda@nccplanning.com</a>
Project Description	12 condominium units; 1,500 SF commercial building.
Status	Planning Commission approved entitlements on September 12, 2023.
Next Step	Building permit submittal.

<b>Rendering or Site Plan</b>	
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<b>Project Name: North Village Middle-Income Townhomes (Parcel 2)</b>	
<b>File Number</b>	DR 2022-23, TM 2022-06
<b>Location</b>	201 Dovetail Lane
<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>	Final Map and building permits under review.
<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>	Planning Commission approved Design Review on November 8, 2022; City Council approved Tentative Map, Development Agreement and DDA on April 3, 2023. City Council approved Final Map on April 7, 2025.
<b>Next Steps</b>	Phase 1 (48 apartment units on Lot 14 and community building on Lot 2) under construction. Building permit for Phase 2 (42 apartment units on Lot 3, 18 apartment units on Lot 15) under review.

<b>Rendering or Site Plan</b>	
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## MAJOR PROJECTS - UNDER CONSTRUCTION

### Project Name: Duchamp Hotel Expansion

<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>	Ellen McDowell, Senior Planner, 707-473-4463, <a href="mailto:emcdowell@healdsburg.gov">emcdowell@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>	

### Project Name: Foley Family Pavilion

<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. Building permit issued.

<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. Building permit issued.
<b>Next Step</b>	Under construction.
<b>Rendering or Site Plan</b>	

<b>Project Name: Mill District- Lot 5, Amenity &amp; Retail Building</b>	
<b>File Number</b>	DR-0004-2024; CUP 0004-2024; SBDV-0002-2024
<b>Location</b>	164 Healdsburg Avenue (Lot 5 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>	10,000 SF two-story building with ground floor retail (2,100 SF) and community room, fitness room, movement room and changing rooms for Amenity for Mill District residents. Outdoor pool, spa/sauna located to east of building.
<b>Status</b>	Project approved by Planning Commission on October 8, 2024. Building permit issued.

<b>Next Step</b>	Under construction. Completion anticipated in Spring 2026.
<b>Rendering or Site Plan</b>	

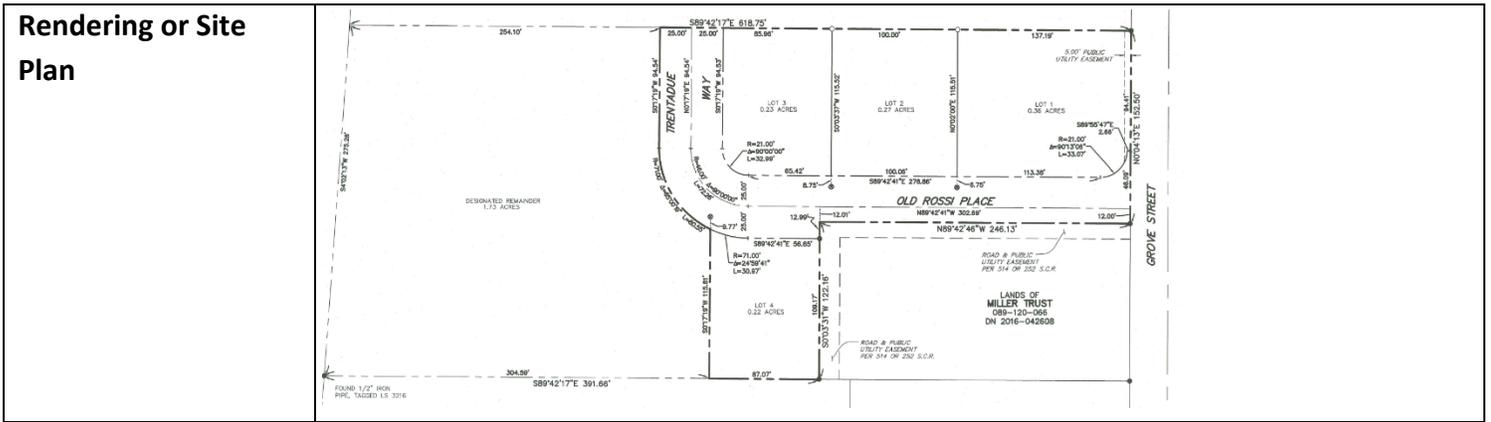
<b>Project Name: North Village – Hotel (Parcel 3)</b>	
<b>File Number</b>	DR 2021-06; CUP 2021-03
<b>Location</b>	101 Dovetail Lane
<b>Applicant/Developer</b>	Comstock Healdsburg LLC
<b>Project Planner</b>	Linda Ruffing, North Coast Community Planning, <a href="mailto:linda@nccplanning.com">linda@nccplanning.com</a>
<b>Project Description</b>	108-unit hotel, restaurant, bar, spa, event facilities.
<b>Status</b>	Temporary Certificate of Occupancy issued in September 2025; Hotel is in operation.
<b>Next Step</b>	Final Certificate of Occupancy anticipated in Winter 2025.
<b>Rendering or Site Plan</b>	 <p>Aesthetics: Arrival Court</p>

<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. Construction started - Summer 2024.
<b>Next Step</b>	Completion of construction anticipated in 2026.



<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.



Project Name: The Ruse Treatment	
File Number	CUP-0003-2025
Location	891 Grove Street
Applicant/Developer	Keith Greenberg, The Ruse Treatment, LLC
Project Planner	Ellen McDowell, Senior Planner, 707-473-4463, <a href="mailto:emcdowell@healdsburg.gov">emcdowell@healdsburg.gov</a>
Project Description	Conditional Use Permit to allow for a 13-bed in-patient substance abuse treatment facility.
Status	Approved.
Next Step	State licensing.
Rendering or Site Plan	N/A, use of the existing facilities.

Project Name: Splash Car Wash	
File Number	DR 0002-2024
Location	1191 Healdsburg Avenue
Applicant/Developer	Ramos and Associates
Project Planner	Ellen McDowell, Senior Planner, 707-473-4463, <a href="mailto:emcdowell@healdsburg.gov">emcdowell@healdsburg.gov</a>
Project Description	Demolition of an existing car wash and construct a new "Splash" car wash.
Status	Approved by the Planning Commission on September 10, 2024. Building permit issued.
Next Step	Construction.
Rendering or Site Plan	

<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, Project Planner 707-431-3332, <a href="mailto:jfisher@healdsburg.gov">jfisher@healdsburg.gov</a>
<b>Project Description</b>	65-foot monopine cellular tower and associated equipment.
<b>Status</b>	Approved by the Planning Commission February 27, 2024. Building permit issued.
<b>Next Step</b>	Tower is under construction. Completion estimated in 2025.
<b>Rendering or Site Plan</b>	