



Planning & Building Department

401 Grove Street
Healdsburg, CA 95448

707.431.3346

www.cityofhealdsburg.org

Density Bonus Application

Please print or type

Project name Saggio Hills Affordable Housing Project Address TBD
APN(s) APNs: 091-310-005 and 091-310-006

PROJECT DESCRIPTION:

- | | |
|--|--|
| 1. Lot size (square feet/acres): | <u>12.44 acres</u> |
| 2. Total number of units allowed without Density Bonus: | <u>124 units</u> |
| 3. Total number of units proposed with Density Bonus: | <u>110 units (using density bonus for concessions/incentives only)</u> |
| 4. Total number of proposed rental units affordable to: | |
| A. Very-Low Income Households: | <u>10 units</u> |
| B. Lower Income Households: | <u>72 - 90 units depending on whether 18 units at the NW portion of site are rental or ownership</u> |
| C. Moderate Income Households: | <u>0</u> |
| 5. Total number of proposed ownership units affordable to: | |
| A. Very-Low Income Households: | <u>0</u> |
| B. Lower Income Households: | <u>0</u> |
| C. Moderate Income Households: | <u>10 - 28 units depending on whether 18 units at NW portion of site are rental or ownership</u> |
| 6. Total number of proposed units for specific populations: | <u>10 units for households with intellectual or developmental disabilities</u> |
| A. Senior Citizens | <u>0</u> |
| B. Transitional Foster Youths | <u>0</u> |
| C. Homeless Persons | <u>0</u> |
| D. Disabled Veterans | <u>0</u> |
| 7. Does the project include a condominium conversion? | <u>0</u> |
| 8. Does the project include the removal of pre-existing contracted units? | <u>No</u> |
| 9. Does the project include donation of land to the City? | <u>Land is being donated to City who is then transferring to Affordable Housing Developer</u> |
| A. Size of land to be donated (square feet/acres) | <u>12.44 acres</u> |
| 10. Does the project include a child care facility? | <u>Project includes an in-home childcare unit</u> |
| A. Size of proposed child care facility: | <u>Approx. 800 sf including living quarters</u> |
| 11. Provide plans (may be combined with design review plans) that show the location of the affordable/specific population units. | |

It is possible that the 10 duplex townhomes at the SW portion of the site may be part of a condo structure instead of individual lots. It is also possible that the 18 units at the NW portion of the site may be part of a condo structure instead of rental buildings.

DEVELOPMENT CONCESSIONS/ INCENTIVES/WAIVER-REDUCTION OF DEVELOPMENT STANDARDS:

Please place a check next to all development concessions/incentives requested. All requests must be clearly indicated on plans. Submit an attachment describing requested concession(s) /incentive(s) and explain how they result in identifiable, financially sufficient and actual cost reductions.

Concessions/Incentives:

- 1. _____ Increase in Maximum Lot Coverage
- 2. _____ Reduction in Minimum Lot Size
- 3. _____ Reduction in Minimum Building Setbacks
- 4. _____ Reduction in Minimum Private Outdoor Open Space
- 5. _____ Increase in Maximum Building Height and/or Number of Stories.
- 6. _____ Reduction in Setbacks Between Buildings
- 7. _____ Increase in Floor Area Ratio (FAR)
- 8. X Reduction in the Minimum Number of Parking Spaces
- 9. _____ Other: _____

In addition to any concession/incentive requested above, please list requested waiver or reduction of development standards that physically prevent the project from being built at the permitted density.

Waiver or Reduction of Development standards:


- 1. _____
- 2. _____

PARKING RATIOS. Please indicate the number of required and proposed parking spaces. This information should also be included on the site plan.

- 1. Total number of parking spaces required: 207-216 spaces depending on if 18 units at NW portion of site are ownership or rental; this is based on Section 20.16.150, A.3 which shows 2 spaces/1 unit ownership; 1.5 space/1 unit rental; 1 guest space every 3 units ownership/rental
- 2. Total number of parking spaces provided: Under State Density Bonus regulations, the parking requirement is 142 (one space for every studio and one-bedroom unit and 1.5 spaces for every two-bedroom and three-bedroom units). We are providing 173 parking spaces.

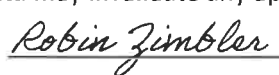
Owner Acknowledgements

I declare under penalty of perjury that I am the owner of said property. I certify that all of the submitted information is true and correct to the best of my knowledge and belief. I understand that any misrepresentation of submitted data may invalidate any approval of this application.

Property Owner Signature(s)  Date 11/9/21
 _____ Date _____

Applicant Acknowledgements

I declare under penalty of perjury that I have written authority from property owner to file this application. I certify that all of the submitted information is true and correct to the best of my knowledge and belief. I understand that any misrepresentation of submitted data may invalidate any approval of this application.

Applicant Signature(s)  Date 11/5/2021
 _____ Date _____

Partnerships & Corporations

In the case of a partnership, all general and limited partners shall be identified. In the case of a corporation, all shareholders owning 10% or more of the stock and all officers and directors shall be identified.

Name	Address	Signature	Date

Applicant Indemnification Agreement

As part of this application, the applicant agrees to defend, indemnify, release and hold harmless the City of Healdsburg, its agents, officers, attorneys, councilmembers, employees, boards, and commissions from any claim, action or proceeding brought against any of the foregoing individuals or entities, the purpose of which is to attack, set aside, void or annul any approval of the application or related decision, or the adoption of any environmental documents which relate to the approval.

This indemnification shall include, but is not limited to, all damages, costs, expenses, attorney fees or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in connection with the approval of the application or related decision, whether or not there is concurrent, passive or active negligence on the part of the City, its agents, officers, attorneys, councilmembers, employees, boards, and commissions.

If for any reason, any portion of this indemnification agreement is held to be void or unenforceable by a court of competent jurisdiction, the remainder of the agreement shall remain in full force and effect.

I have read and agree with all of the above.

Robin Zimble
Applicant's printed name

11/5/2021
Date

Robin Zimble
Applicant's signature