



Agenda Item #:	<u>3</u>
Meeting Date:	<u>March 8, 2022</u>
Prepared By:	<u>Linda Ruffing, Planning Consultant</u>
Reviewed By:	<u>Scott M. Duiven</u> Scott M. Duiven Community Development Director

PLANNING COMMISSION WORKSHOP

PROJECT TITLE: Saggio Hills Affordable Housing Project

SUBJECT: Planning Commission Workshop on Saggio Hills Affordable Housing Project

PROPERTY ADDRESS: Parkland Farms Boulevard, Healdsburg, CA (Site addresses have not yet been assigned)

ASSESSOR PARCEL NO.: APNs 091-310-005 and 091-310-006

GEN'L PLAN & ZONING: MHR- Medium High Residential (6-10 units per acre) & R-1-3,500

APPLICANT: Freebird Development Company, LLC

OWNER: Sonoma Luxury Resort, LLC. Title to the two parcels will be transferred to the City of Healdsburg following City acceptance of the rough grading, public street and utility work performed by the current property owner.

RECOMMENDED ACTION:

The Planning Commission will conduct a workshop to receive a presentation from the applicant, Freebird Development Company, LLC ("Freebird") regarding a proposed development of 110 units of affordable housing with associated open space, parking, and community facilities. The purpose of the workshop is for the Planning Commission to receive public input and to provide informal feedback to the applicant and City staff. No official action will be taken.

BACKGROUND:

In 2011, the City Council approved a Final Environmental Impact Report and master entitlements for the Saggio Hills Project. The project includes the following key components:

- a luxury resort with 130 keyed rooms (note: the Montage Healdsburg resort opened in December 2020);
- up to 70 residences (note: to date, building permits have been issued for 31 residences);
- construction of private streets, associated utilities and trails;
- construction of two public streets and associated utilities (Passalacqua Road and extension of Parkland Farms Boulevard);

- mass grading and conveyance of 36.15 acres (Parcel 8) to City for a public park and developer contribution of \$3M;
- payment of an "in-lieu contribution" for a multi-use trail from Healdsburg Avenue to the Healdsburg Ridge Open Space (through the Park and Affordable Housing sites);
- construction of a public hiking trail north of Passalacqua Drive;
- conveyance to City of .85 acres of land (Parcel 10) for a Fire Substation and developer contribution of \$1.75M;
- construction of water pump station on approximately .51 acres of land (Parcel 9) and conveyance to City;
- mass grading of approximately 12.44 acres of land (Parcels 5 and 6) and conveyance to City for future affordable housing development. Attachment 1 shows the location of the Affordable Housing site.

The Planning Commission's March 8, 2022, workshop will provide an opportunity for the Freebird team to present their plans for the proposed Saggio Hills Affordable Housing project. They will discuss the various considerations that informed the proposed siting and design of the project. The workshop is an opportunity for the applicant and the Commission to have an informal and free-flowing discussion about the project. Topics of interest that are identified by Commissioners can be explored in more detail as the plans are refined and the environmental and development review process moves forward.

Following the Planning Commission workshop and possible adjustments to the project plans, the full development application will undergo a thorough review by staff. Preparation of environmental documentation will be undertaken in accordance with the California Environmental Quality Act. The City has retained an environmental consultant - Raney Planning & Management, Inc. - to prepare the environmental documentation. The environmental review will be tiered from the certified Final Environmental Impact Report for the Saggio Hills Planned Development Project.

Prior to taking action on the tentative map and design review permit for the Saggio Affordable Housing project, the Planning Commission will receive a thorough analysis of the project's consistency with applicable policies and regulations along with a staff recommendation regarding project findings and conditions of approval. The City Council has final decision-making authority for the tentative map. The application also includes a Density Bonus application requesting a reduction in required parking as a regulatory concession/incentive per State and local housing laws (Gov't Code Section 65915; HMC Section 20.20.035).

PROJECT DESCRIPTION:

The applicant has provided a narrative description (Attachment 2) which provides background information about the proposed project objectives and a description of the project, the development team, community engagement to date, and the anticipated development schedule. The applicant has also submitted a set of site design and architectural plans (Attachment 3). The Density Bonus Application (Attachment 4) and requested Concessions & Incentives (Attachment 5) are also attached.

As explained in Attachment 2, the project proposes a mix of housing types, including 82 rental apartments for low- and very-low income households, 10 for-sale townhomes for moderate-income households, and 18 units that could be either rental or for sale. The two-story for-sale townhomes would back up against the existing Parkland Farms neighborhood (Area 4). Multi-family residential units would be located in three areas - 42 units in three-story walk-ups (Area 3); 40 units in two- and three-story corridor apartment

buildings (Area 5); and 18 units in three story walk-ups (Area 6). As shown on Attachment 3-Sheet C1.0, the proposed subdivision would establish a total of 17 parcels including two common area parcels. The proposed landscape plans are shown on Sheets L1.00 through L1.06. Sheet L1.00 shows the community building on Lot 2, common open space on Parcels A and B, and a future community garden on Lot 1. Sheets A2.01 through A9.01 show building plans and elevations, a materials board, photo simulations, and renderings of the proposed project.

TENTATIVE MAP, DESIGN REVIEW & DENSITY BONUS/HOUSING INCENTIVES PROCESS:

The Tentative Map, Design Review, and Density Bonus/Housing Incentives applications for the Saggio Affordable Housing Project will be processed concurrently by the City's Planning Department. The Planning Commission's review of a tentative map application is advisory to the City Council and, per HMC Section 17.04.100(B), must address the following findings,

- The proposed map and its design and improvements are consistent with the general plan and any applicable specific plan.
- The site is physically suitable for the type and proposed density of development.
- The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
- The design of the subdivision and the type of improvements are not likely to cause serious public health problems.
- The design of the subdivision and the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision.
- Unless otherwise provided by the Subdivision Map Act, the design of the subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision.

Through the Design Review process, the Planning Commission is tasked with ensuring that new development is attractive and enhances the appearance of the community, that the best possible traffic circulation is obtained, that the design and layout of new development is in scale and character with surrounding uses, and that new development complies with the Healdsburg General Plan, the Saggio Hills Area Plan, and the Land Use Code.

In order to approve the Design Review application, the Planning Commission must make the following findings:

- The proposed development or use is consistent with all applicable policies and requirements of the General Plan and Land Use Code.
- The proposed design of the development or use, and all appurtenant structures, is consistent with the policies set forth in the Citywide Design Guidelines and the Saggio Hills Area Plan, as may be amended from time to time.
- The proposed development or use is consistent with the purposes of the zoning district in which it is located.

- The proposed development or use is consistent with all other conditions imposed by the planning commission or City Council with respect to any matter related to the purpose of design review.

The Planning Commission is also vested with the authority to approve density bonus applications and applications for affordable housing concessions and incentives unless the application involves the expenditure of city funds, the provision of publicly owned land, the approval of mixed use zoning, or modifications to public works requirements in which case City Council approval is required.

ENVIRONMENTAL ANALYSIS:

The Saggio Affordable Housing project is addressed in the Final Environmental Impact Report (“Saggio EIR”) for the Saggio Hills Planned Development Project (State Clearinghouse No. 2003062025) which was certified by the Healdsburg City Council through the adoption of Resolution No. 15-2011. Certain components of development on the site (extension of Parkland Farms Boulevard and related utilities; rough grading of Parcels 5 and 6; filling of wetlands and establishment of mitigation wetlands; creek restoration) were addressed at a project-level in the Saggio EIR. The EIR addressed the development of up to 150 units of affordable housing on the site at a programmatic level.

In accordance with California Environmental Quality Act (“CEQA”) Guidelines sections 15152, 15162 and 15183, an Environmental Checklist will be prepared to evaluate whether and/or to what extent the current project is within the scope of the EIR that was adopted for the Saggio Hills Planned Development Project. Based on the Environmental Checklist, the City will determine the extent of additional environmental review that is needed for the Saggio Affordable Housing project.

FISCAL IMPACT:

All City costs for processing the Saggio Affordable Housing Project entitlements are funded by the applicant in accordance with a Cost Recovery Agreement between the project applicant and the City of Healdsburg.

ATTACHMENTS:

1. Site Location Map - Saggio Affordable Housing
2. Project Narrative - Saggio Hills Affordable Housing
3. Site Design and Architectural Plan Set (02-07-22)
4. Density Bonus Application - Saggio Hills Affordable Housing
5. Concessions & Incentives - Saggio Hills Affordable Housing