

SAGGIO HILLS AFFORDABLE HOUSING CONCESSIONS/INCENTIVES

As a part of the Saggio Hills Affordable Housing entitlement approvals, we are requesting a reduction in the minimum number of parking spaces as a regulatory concession/incentive pursuant to Government Code Section 65915 and Healdsburg Municipal Code Section 20.20.035.

Per Section 20.16.150 of the Healdsburg Municipal Code, a minimum of 2 spaces for each ownership unit and 1.5 spaces for each rental unit are required. In addition, 1 guest space for every 3 multi-family units (regardless of whether they are ownership or rental) is required. This would result in a requirement of 207-216 off-street parking spaces for the project (207 spaces if the 18 units on Passalacqua Road are rental units and 216 spaces if they are ownership units).

Per Subdivision (P) of Government Code Section 65915, the City shall not require a vehicular parking ratio, inclusive of parking for persons with a disability and guests, that exceeds: 1 space for studio and one-bedroom units and 1.5 spaces for two- and three-bedroom units. The overall project consists of 12 studios, 35 one-bedroom units, 27 two-bedroom units, and 36 three-bedroom units, resulting in a limit to the minimum requirement of 142 spaces.

Our plans currently show the provision of 173 off-street parking spaces with on-street parking along the east side of the Parkland Farms extension road. Parking will be managed through a sticker system and strictly enforced. Residents of studio and one-bedroom units will be able to receive up to one sticker per household. Residents of two- and three-bedroom units will be able to receive up to two stickers per household. Stickers will only be issued for cars that are registered in the name of a person who is on the lease for the unit.

Given that 10% of the rental units are set-aside for people with intellectual and development disabilities (who typically do not own cars) and we have found low levels of two-car households in developments serving similar income tiers and family sizes, we believe the number of parking spaces provided is more than adequate to serve the needs of the development. In addition, we have had initial conversations about the possibility of extending the Healdsburg Shuttle route to serve the development with Sonoma County Transit, who seem supportive of the idea. Our current plans show a bus stop on the west side of the Parkland Farms Extension Road at a central location to our development.

Providing the 207-216 off-street spaces otherwise required under the Healdsburg Municipal Code is cost prohibitive. To achieve those ratios at the same unit count, we would have to do one (or a combination) of the following:

- Add a fourth floor to our buildings to free up land for parking. From a cost perspective, this would increase costs as the buildings would be considered high-rise (4 or more stories) instead of low-rise (3 or fewer stories) under the State Energy Code. There would also be significant structural and fire safety implications and costs as a result of a taller building (taller than 30' from a fire code perspective). From a design perspective, we do not think four-story buildings in a sea of parking is appropriate for this site.
- Level the knoll to the east of the Parkland Farms Extension Road to provide additional parking—again, with significant financial costs and design impacts.
- Include underground or structured parking on the site—again, with significant financial costs and design impacts.