

Attachment 6  
**Saggio Hills Affordable Housing Project**  
**Land Use Code Consistency Analysis**

Land Use Code regulations	Consistency Analysis ✓ - Consistent    ✗ - Inconsistent	
<p><b>20.08.020 Special purposes of R-1-3,500 District</b>            In addition to the general purposes and objectives of the R-1 District, the R-1-3,500 District is hereby established for the following purposes:</p> <p>A. To allow for innovative housing types and placement of such dwellings on lots such that each lot has the flexibility of optimizing the location of private open space on the lot;</p> <p>B. To assist in promoting affordable housing by allowing residential development on smaller lots in the community. (Ord. 950 § 2 (Exh. A § 305), 1998.)</p>	<p>The Project is consistent with the Special Purposes of the R-1-3,500 District insofar as it is an affordable housing project with a variety of housing types which are concentrated on the level areas of the site in order to preserve the natural features and open space on the Project site.</p>	✓
<p><b>20.08.030 Minimum development standards</b></p> <p>Minimum Lot Area: 3,500 sq. ft.            Minimum Width: 40 feet            Minimum Front Yard: Non-garage frontage: 10 feet; garage frontage: 20 feet            Side Yard: None, except 10 feet for street side of corner lot            Maximum Site Coverage: 50%</p>	<p>Several of the proposed single-family lots do not meet the minimum lot area and/or minimum lot width standards.</p> <p>Per the Housing Accountability Act, "a proposed housing development project is not inconsistent with the applicable zoning standards and criteria, and shall not require a rezoning, if the housing development project is consistent with the objective general plan standards and criteria but the zoning for the project site is inconsistent with the general plan" (GC Sec 65589.5(j)(4)).</p> <p>In this case, the Project is consistent with the General Plan and with the Special Purposes of the zoning district in which it is located. Furthermore, the Project provides 100% affordable housing and thus is eligible for unlimited waivers or reductions in development standards.</p>	✓
<p><b>20.08.035 Maximum building height</b></p> <p>A. The maximum building height for all primary structures in R-1 districts shall be 35 feet, except for small lot subdivisions, which shall be 25 feet.</p>	<p>The Project meets the building height restrictions.</p>	✓
<p><b>20.16.070. Refuse and recycling storage areas</b></p> <p>A. Except as exempted by the planning and building director, a refuse storage area shall be screened on all sides by a six-foot solid wood fence or located within a building.</p>	<p>The walk-up buildings in Areas 3 and 6 have external trash enclosures as shown on <u>Sheet A2.02</u> and <u>Sheet A2.08</u>. As illustrated on <u>Sheet A2.02</u>, the storage areas are screened by concrete masonry walls with</p>	✓

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	perforated metal gates. The elevator building has interior trash rooms.	
<p><b>20.16.105 Water-efficient landscaping</b></p> <p>G. Approval Process. A landscape planting design plan and irrigation design plan prepared in compliance with the submittal requirements provided in this section shall be determined to be complete and shall be approved provided the plans do not exceed the project's maximum applied water allowance and are in compliance with the General Plan, Land Use Code and Citywide Design Guidelines.</p>	The landscaping plans for the Saggio Affordable Housing Project include all Low- and Moderate- water use species with drip irrigation. Prior to issuance of building permits, the detailed water use calculations must be submitted to confirm consistency with the City's water-efficient landscape requirements.	✓
<p><b>20.16.150 Number of required vehicular parking spaces</b></p> <p>Single-family dwellings and other types of ownership dwellings: 2 spaces per unit, 1 of which is located in a garage or carport</p> <p>Multi-family dwellings, rental and ownership: 1 uncovered guest space per 3 units</p> <p>Multi-family rental dwellings: 1.5 spaces per unit, 1 of which is located in a garage or carport</p>	<p>Per the Land Use Code, the Project is required to provide 230 off-street parking spaces if the 18 units in Area 6 are ownership units and 221 spaces if those 18 units are rental units.</p> <p>As proposed, the Project would include 173 off-street parking spaces and 36 on-street spaces which is inconsistent with the Land Use Code requirement. In addition, the project would not meet the requirement for one parking space per unit to be located in a garage or carport.</p> <p>The Applicant requested a concession under State Density Bonus Law for the parking. It should be noted that the proposed parking exceeds the maximum amount of parking that may be required per SDBL (152 spaces).</p>	✗
<p><b>20.16.165 Design criteria for vehicular parking</b></p> <p>B. On-site circulation criteria.</p> <ol style="list-style-type: none"> <li>1. Parking and circulation shall be designed so that emergency and other public service vehicles can provide service without backing unreasonable distances or making other dangerous or hazardous turning movements.</li> <li>2. Separate vehicular and pedestrian circulation systems should be provided within a parking area, where possible.</li> </ol> <p>E. Lighting of parking areas.</p> <ol style="list-style-type: none"> <li>1. Parking areas designed to accommodate three or more vehicles in other than vehicle sales areas shall have</li> </ol>	<p><u>Sheet G1.10</u> shows the Fire Department Access Plan which illustrates suitable ingress/egress and turn-arounds for fire vehicles. In addition, the proposed trash enclosures on Areas 3 and 6 are situated in convenient locations for access by solid waste collection vehicles.</p> <p>The parking areas have pedestrian walkways to minimize potential conflicts between pedestrians and vehicles.</p>	✓

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<p>lighting facilities capable of providing sufficient illumination at every point of the parking area.</p> <p>2. Freestanding light fixtures shall be limited to a maximum height of 14 feet above finished grade.</p> <p>3. All illumination, including security lighting, shall be arranged so as to reflect downward and away from the night sky, adjoining properties and rights-of-way.</p>	<p>The parking lots are all illuminated with LED fixtures (see item 14 on <u>Sheet A8.01</u>) that are similar to those specified for the Community Park.</p> <p>As shown on <u>Sheet E1.01</u>, a Site Photometric analysis demonstrates that proposed exterior lighting will be contained to the parking lots and walkways, in addition to streetlighting along Parkland Farms Boulevard.</p>	
<p><b>20.16.170 Location of vehicular parking</b></p> <p>A. Except as provided below, off-street parking facilities required by this article shall be located on the same site as the use for which the spaces are required, or on an adjoining site or a site separated by an alley from the use for which the spaces are required.</p>	<p>The Project complies with these requirements relating to the location of off-street parking facilities.</p>	✓
<p><b>20.16.175 Bicycle parking</b></p> <p>A. Lockable bicycle parking shall be provided for commercial and industrial projects with buildings greater than 5,000 square feet in size and for multi-family residential projects of 10 or more units.</p> <p>B. Required bicycle parking shall be located in highly visible locations.</p>	<p>The Project provides interior bicycle storage facilities on the ground floor at each residential site as well as exterior bike racks for residents and visitors.</p>	✓
<p><b>20.16.180 Pedestrian and transit access</b></p> <p>Project designs shall accommodate nearby transit and pedestrian uses and corridors.</p>	<p>The Project will include a transit stop in front of the elevator buildings for the shuttle run by Sonoma County Transit.</p>	✓
<p><b>20.20.035 Affordable housing incentives</b></p> <p>E.1.b. The planning commission shall, by resolution, approve or conditionally approve an application for housing incentives or recommend approval or conditional approval to the City Council, as appropriate, unless, on the basis of the application and the evidence submitted, the commission makes written findings of fact establishing either of the following:</p> <p>i. The concession or incentive is not required in order to provide for affordable housing costs, as defined in Health and Safety Code Section <a href="#">50052.5</a>, or for rents for the targeted units to be set as specified in Government Code Section <a href="#">65915</a>.</p> <p>ii. The concession or incentive would have a specific adverse impact, as defined in Government Code Section <a href="#">65589.5(d)</a> (2), upon public health and safety, the physical environment or any</p>	<p>As explained in <u>Attachment 9</u>, the the reduction in required off-street parking that is requested as a housing concession is necessary in order to contain the costs of the affordable housing project.</p> <p>The concession would not have an adverse impact on public health and safety or the physical environment.</p>	✓

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real property that is listed in the California Register of Historical Resources for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to targeted households.		