

Attachment 4  
**Saggio Hills Affordable Housing Project -  
 Healdsburg 2030 General Plan Consistency Analysis**

Note: Design Review DR 2022-05 and Tentative Map 2022-02 are focused exclusively on the design, operation and maintenance of the Saggio Hills Affordable Housing project. Consistency findings related to the project's geographic location and density of development were made by the Planning Commission and City Council when the Saggio Hills Area Plan, Saggio Hills Development Agreement, and other entitlements for the Saggio Hills Project were approved.

General Plan Policies	Consistency Analysis ✓ - Consistent    ✗ - Inconsistent	
<b>Policy LU-10:</b> Continue to implement the land use and development regulations that protect hillsides and ridgelines as contained in the Zoning Ordinance, the Design Review Manual, and in adopted specific, area and neighborhood plans.	The Project is sited and designed to preserve the natural landforms on the site. The residential areas and parking are concentrated in four locations that are relatively level. No development will occur on ridgelines and hillside areas are protected.	✓
<b>Policy H-A-2:</b> Encourage residential projects to develop at the higher end of the allowable density range.	The 12.44-acre Project site has a General Plan classification of Medium High Density (MHR) which allows for 6-10 units per acre. At 118 units, the Project density is 9.49 units per acre.	✓
<b>Policy H-A-3:</b> Consistent with "no-net-loss" density provisions contained in GC Sec 65863, consider the potential impact on the City's ability to meet its share of the regional housing need when review proposals to [...] develop a residential site with fewer units than what is assumed for the site in the Housing Element sites inventory.	The City's certified Housing Element identifies the development potential of the Project site as between 86-150 units. The new draft Housing Element site inventory identifies the potential at 110 units. In response to community feedback, the Applicant has proposed an option that would establish 118 units on the site.  The proposed density is consistent with the Housing Element site inventory and the no-net-loss provisions in State law.	✓
<b>Policy H-A-4:</b> Provide a wide range of housing opportunities for all economic segments of the community, while maintaining a mix of housing types in Healdsburg.	The Project would provide housing for very low-, low- and moderate-income families in a mix of housing types which include: duplex townhomes; walk-up apartments; and apartments in an elevator building. Units range in size from studio to 3 bedrooms and include both rental and for-sale units.	✓
<b>Policy H-C-3:</b> Facilitate the development of housing affordable to lower- and moderate-income households, including first-time homebuyers.	The Project is 100% affordable and the rental units would be restricted to lower-income households. The for sale units would be targeted to moderate-income households, including first-time homebuyers.	✓
<b>Policy H-C-7:</b> Approve density bonuses and other affordable housing incentives in accordance with State law and continue to	The Applicant has not requested a density bonus. A housing incentive is requested to allow for off-street parking that does not conform to the requirements of the City's Land Use Code. It should be noted, however, that the proposed parking ratios exceed	✓

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grant an additional density bonus when an applicant proposes a project in which 100% of the remaining units not restricted to lower-income households will be affordable to moderate-income households.	those established for affordable housing projects in State Density Bonus Law.	
<b>Policy H-E-1:</b> Address the housing needs of the disabled, including residents with developmental disabilities.	The Project reserves 10% of the rental units for people with intellectual and developmental disabilities.	✓
<b>Policy H-E-7:</b> Require the inclusion of units meeting special needs in affordable housing projects developed with City assistance, where feasible.	The Project reserves 10% of the rental units for people with intellectual and developmental disabilities.	✓
<b>Policy H-G-2:</b> Require energy-efficiency performance in new housing that meets or exceeds minimum State standards.	The Project is an all-electric project. It will comply with CalGreen energy efficiency standards and the City's reach code. The residential buildings will be zero-net-energy.	✓
<b>Policy H-G-5:</b> Accommodate pedestrians, bicyclists, and transit in new residential development.	The Project includes sidewalks and walkways throughout including an extensive trail network that will be open to the public. Bicyclists are accommodated on a multi-use trail that extends from the adjoining multi-use trail through the Community Park to Parkland Farms Boulevard and along an alignment on the east side of Parkland Farms Boulevard on the site. A transit stop will be located on the west side of Parkland Farms Boulevard in front of the elevator building.	✓
<b>Policy H-G-8:</b> Require the planting of street trees as a part of all residential development projects.	As shown on <u>Sheet L5.00</u> of the Plan Set, street trees will be planted along Parkland Farms Boulevard in locations where they will not interfere with sight-distances, utilities or emergency access.	✓
<b>Policy H-G-9:</b> Require the perimeter and interior of parking lots associated with residential development to be landscaped with shrubs and shade trees.	As shown on <u>Sheet L5.00</u> of the Plan Set, shade trees, shrubs and other plantings are proposed around the perimeter of the parking lots.	✓
<b>Policy T-C-4:</b> Exceptions from parking standards may be allowed only under unusual circumstances or if a project is for senior housing or affordable housing.	As an affordable housing development, the Project has requested an exception to parking standards in accordance with State Density Bonus Law.	✓

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<b>Policy T-D-1:</b> The use of alternative transportation modes shall be encouraged by establishing a safe and convenient bicycle and pedestrian network interconnecting residential areas with recreation, shopping and employment areas.	The bicycle and pedestrian network within the Project will connect to the multi-use trail in the future Community Park to the west. The pedestrian trails will connect to the trail network in the Healdsburg Ridge Open Space Preserve to the east.	✓
<b>Policy S-D-2:</b> All new development designated as being in a wildland high fire hazard zone shall be constructed to meet wildland urban interfaces standards; and shall implement and maintain vegetation management plans around all structures.	The Healdsburg 2025 General Plan designates the project site as a Moderate Wildland Fire Hazard Zone. The site is located within the Wildland Urban Interface. The Project incorporates ignition resistant materials and design and landscaping that is consistent with a vegetation management plan.	✓
<b>Policy CD-A-1:</b> The City will encourage building design of high quality that is in scale with adjacent development and that harmonizes with surrounding development.	The proposed design is compatible with the design aesthetic of the remainder of the Saggio Hills (Montage) development. The scale of the buildings differs from the single-family residential uses in the nearby Parkland Farms neighborhood as was contemplated when the Project site was rezoned for affordable housing. The Project design sites two-story duplex townhomes adjacent to the residential units on Palomino Court to establish a lower density buffer. The Applicant originally proposed that the south wing of the elevator building be two stories in height to help soften the project's impacts on the Palomino Court residences. In response to calls for more units, an alternative is now proposed to add 8 units to that wing, which requires a third story.	✓
<b>Policy CD-A-11:</b> Landscaping shall be used in public and private development projects to enhance the city's visual qualities, provide shade and minimize glare.	As shown on the proposed landscaping plans, site landscaping will help soften the facades of the buildings, screen parking and provide shade in parking lots and along roadways.	✓