

## AGENDA

### Healdsburg Planning Commission Workshop

March 8, 2022 at 6:00 PM

401 Grove Street, Healdsburg

Workshop Held Virtually Via Zoom.us

## CORONAVIRUS (COVID-19) ADVISORY NOTICE

Consistent with Government Code section 54953(e), and in light of the declared state of emergency, the meeting will not be physically open to the public and all Commissioners will be teleconferencing into the meeting via Zoom. To maximize public safety while still maintaining transparency and public access, members of the public can listen to the meeting by using the hyperlink below and may provide public comment by Zoom during the public comment period.

### How to Observe the Meetings

To maximize public safety while maintaining transparency and public access, the Healdsburg Planning Commission will be using Zoom Webinar service to allow remote participation. Members of the public who only wish to watch the meeting live or recorded can do so by using the link <http://healdsburgca.iqm2.com/Citizens/default.aspx>.

### To Watch the Meeting and Submit Public Comment as Part of the Zoom Webinar:

To join by computer, tablet, or mobile device:

Go to <https://zoom.us/join> and type in the Webinar ID: **890 3303 8289** or follow this link: <https://cityofhealdsburg-org.zoom.us/j/89033038289> (Pre-registration for the meeting is not required.)

1. Fill in your full name, verify you are not a robot (if required), and click "Join".
2. If the meeting host has started the Webinar, you should join automatically. If the meeting host has not started the Webinar, remain in the Webinar and it will start shortly.

To join by phone:

1. Dial 669-900-9128 or 253-215-8782 or 346-248-7799.
2. Enter the meeting ID: **890 3303 8289** and press # #.
3. If the meeting host has started the meeting, you should join automatically. If the meeting host has not started the meeting, remain in the meeting and it will start shortly.

### To Submit Public Comment

By computer, tablet, or mobile device:

1. In the bottom center of the screen is a hand icon, click on "Raise Hand". The hand icon will place you in line to speak.
2. When it is your turn to comment, the meeting moderator will call upon you to comment. State your first name, last name, address, and comment. Each speaker will be given no more than three (3) minutes to make your comment.
3. When you are done commenting, please remember to lower hand.

By phone:

1. Press \*9 to raise your hand.
2. When it is your turn to comment, the meeting moderator will call the last four digits of your phone number. Press \*6 to speak at that time. State your first name, last name, address, and comment. Each speaker will be given no more than three (3) minutes to make your comment.
3. At the conclusion of your comments or when three minutes has passed, the meeting host will remove your ability to talk.

**Americans with Disabilities Act Accommodations**

Any member of the public who needs accommodations should email staff at [ssumpter@healdsburg.gov](mailto:ssumpter@healdsburg.gov) or by calling 707-431-3346. Staff will use their best efforts to provide reasonable accommodations to provide as much accessibility as possible while also maintaining public safety in accordance with the city procedure for resolving reasonable accommodation requests. All reasonable accommodations offered will be listed on the city website at <https://www.ci.healdsburg.ca.us/406/ada---public-accessibility>.

-----

1. **CALL TO ORDER/INTRODUCTIONS**
2. **ROLL CALL**
3. **DISCUSSION (Workshop)**

**Application:** DR 2022-05, TM 2022-02, Saggio Hills Affordable Housing Project

**Project**

**Description:** Conceptual plans for development of 110 units of affordable housing with associated open space, parking, and community facilities on the approximately 12-acre site. Housing types include two-story townhomes, and two- and three-story stacked flats.

***The purpose of the workshop is to introduce the project to the Planning Commission and community and to obtain input. No official action will be taken at this meeting.***

**Location:** Parcels 5 and 6 of the Saggio Hills project located on either side of recently constructed extension of Parkland Farms Boulevard that connects existing Parkland Farms subdivision to Passalacqua

Drive.

APNs: 091-310-005 and 091-310-006

**Applicant:** Freebird Development Company, LLC

### **Environmental**

**Determination:** An affordable housing project of up to 150 units on the proposed project site was addressed at a programmatic level in the certified Final Environmental Impact Report ("FEIR") for the Saggio Hills Planned Development Project (SCH #2003062025). A copy of the FEIR is available for review at the City of Healdsburg Community Development Center, 401 Grove Street, Healdsburg, CA. Additional environmental review will be performed in conjunction with the processing of a subdivision map and design review permit for the project.

## **4. ADJOURNMENT**

Scott Duiven, Community Development Director, March 2, 2022

**Posting:** This agenda was posted on City bulletin boards and the City's website at least 72 hours prior to the meeting, in accordance with state law.

1. PC 20220308 - Workshop Agenda

Documents:

[PC\\_AGENDA\\_20220308-WORKSHOP.PDF](#)

2. PC 20220308 - Workshop Materials

Documents:

[03-08-22 SAGGIO AFF HOUSING PC WORKSHOP STAFF REPORT.PDF](#)  
[ATT 1 LOCATION MAP.PDF](#)  
[ATT 2 PROJECT NARRATIVE - SAGGIO HILLS AFFORDABLE.PDF](#)  
[ATT 3 DESIGN REVIEW SET-REDUCEDSIZE.PDF](#)  
[ATT 4 DENSITY BONUS APPLICATION - SAGGIO HILLS AFFORDABLE HOUSING.PDF](#)  
[ATT 5 CONCESSIONS AND INCENTIVES - SAGGIO HILLS AFFORDABLE HOUSING.PDF](#)