

Project Description for “Slatten Ranch Residential”, APN 056-120-098

DeNova Homes, Inc. is submitting a SB330 Preliminary Housing Application and General Planning Applications for Design Review and Subdivision Map with attendant materials in accordance with the City’s application submittal requirements. The proposed project consists of a vesting tentative map to create 17 residential lots for 17 three-story buildings, containing 139 townhome-style condominium homes.

This vacant 6.41-acre site is located on the east side and at the northern end of Slatten Ranch Road bounded by Wicklow Way on the south and Empire Avenue on the east. To the west across Slatten Ranch Road, the property is zoned for commercial uses; to the south are commercial uses (JC Penney); and to the east and north are a few residences amid primarily vacant / agricultural land. A residential development is located across Empire Avenue to the southeast, in the City of Brentwood.

This property is included in the “East Lone Tree Focus Area” and was included in the City’s recent Housing Element Update and re-zoned by the City’s action to R-25, which allows for multi-family residential development at a density of 20 to 25 units /acre. The proposed 139 condominium homes result in a density of 21.7 du/acre, which is within the stipulated density range.

Site Plan and Vesting Tentative Map

Primary access to the new community will be provided with an entry from Wicklow Way aligned with the commercial driveway across the street. This primary entry is gated, with a separate ingress and egress drive aisle separated by a median. The gate is set back sufficiently from the public right of way to allow for stacking and there also is a protected east-bound left-turn lane on Wicklow Way for residents to turn into the gated entry. An emergency vehicle access (EVA) is provided from Slatten Ranch Road at the northwest of the site. This EVA will be gated and provided with a standard Knoxbox / key override. Both of these street frontages will be improved with a public sidewalk within the existing right-of-way. Along Empire Avenue, the existing right-of-way does not include area for a sidewalk: Instead, the provided *private* sidewalk will allow for a public pedestrian access via a pedestrian (or sidewalk) access easement.

All streets within the new community will be privately-owned and maintained by the homeowners’ association. The Civil Plans Sheet 10 shows the streets which are designated fire lanes and shows compliance with required turning radii, etc. Streets which are not designated for fire access (Streets G and J) are a minimum of 20 feet in width, but also are bordered by a 5-foot wide sidewalk and a driveway on both sides, so the buildings are stepped-back from the drive aisle. Please refer to the Civil Plans Sheet 3 for the site plan with indicated street widths, Sheet 4 for the street sections, and to Sheet 10 for the fire access and fire hydrant plan.

The Vesting Tentative Map proposes 17 residential lots, each of which will contain one townhome building and associated landscaping. Thirteen separate parcels are proposed for the private streets (Parcels A-J) and private common areas and bio-retention area (Parcels K – M). Even though the proposed units are designed in a more traditional “townhome” style, they are proposed as “air-space” condominiums: Homeowners will not own the land upon which their unit is constructed, only the “air-space” between the walls of the unit. A five-foot wide sidewalk easement is included along the Empire Avenue frontage

to allow public access on this sidewalk which will be located on private property. Please refer to the Civil Plans Sheet 1, Vesting Tentative Map.

Existing City utilities in the public streets are adequately-sized to serve the proposed development. As required by the City, all in-tract utilities – domestic water, water for fire service, sanitary sewer, storm drain and bio-retention facilities – will be privately owned and maintained by the homeowners association (HOA). A bio-retention basin and storm drain detention pipes within Parcel M are located along the northern property line at the northwest of the site. Some existing PG&E facilities, installed without the benefit of easements, will need to be relocated and public utility easements (PUEs) are provided on the VTM for their intended new locations. Please refer to the Civil Plans Sheet 1 (VTM) and Sheet 7 (Preliminary Utility Plan).

The site is designed to accommodate two distinct building styles, with nine row townhomes buildings located along and facing the public streets (Buildings 3 – 9) or the open spaces to the north (Buildings 1 and 2). The street-facing townhome buildings have front doors, porches and walkways which will connect with the public sidewalks to be installed with the existing rights-of-way of Slatten Ranch Road and Wicklow Way and the private sidewalk along Empire Avenue. Buildings 1 and 2 will have front doors facing the north; walkways lead to sidewalks and common area interior to the community. The second town home style – back-to-back townhomes (B2B) - are grouped at the interior of the site, sharing drive aisles with the row townhomes and each other. There are eight B2B-style townhome buildings.

The townhome buildings facing public streets are setback at least 10 feet from the primary street frontage (Wicklow Way) and between approximately 8 feet and up to 14 feet on the side streets of Empire Avenue and Slatten Ranch Road. Separations between buildings range from 15 feet to 18 feet. At the entry, the buildings are set back at least 13 feet from the drive aisle and sidewalk.

Guest parking is grouped primarily around the central common open space, although there are several spaces also located in Parcel M, between Buildings 2 and 3, and near Building 5. Guest parking is provided at the required ratio for a total of 28 parking stalls. Please refer to the Civil Plans and the attached Development Standards Matrix for additional details on Municipal Code development standards compliance.

Landscaping

A large common open space of 0.38 acres is located at the front and center of the community, visible from the gated entry and to all residents driving into their new community. Three B2B buildings face the common area (Buildings 12, 15 & 17) and portions of row townhomes Buildings 5 and 6 have windows facing the common area. This central common area provides amenities for adults with a bocce court with seating at both ends and alongside; a designated play area for children with landscaping to screen it from view from the entry; and an “open play” area between the bocce court and children’s play area. An 18-inch high seat wall along one edge of the bocce court separates it from the open “play area”, and an 18-inch seat wall separates the children’s play areas from the surrounding drive aisles. Benches are located throughout along with picnic tables centrally located between the bocce and children’s play area. The grouped mailboxes and bicycle parking are included in this central common open space.

A second smaller common open space area of about 5200 square feet is located in Parcel M at the northern side of the community. This area will have a dog park as well as an open activity area for “free-use / free-play”. All of this common open space totals approximately 16,720 square feet. Please refer to

Landscape Plan set Sheets L-2 and L-3 for details of the common open space. In combination with the private open spaces provided for the units, the total private and common open space exceeds the requirements with 213 sf / unit combined private and common open space. Please see Sheet L-1 of the Landscape Plan set and the Development Standards Matrix for the open space analysis.

The landscape plan provides street trees in the parkway strips along all public streets. The corners are highlighted with additional landscape elements to provide privacy and a pleasant view of the new community. Including the bio-retention area at the north, nearly 26% of the site is landscaped. Along with the gated entry, the entire site will be fenced. Open non-climb 6 foot tall fencing is located between the buildings facing the public streets and a 6-foot tall wood good neighbor fence is located along the northern property line. Please refer to Sheet L-4 of the Landscape Plans set for the fencing plan.

Architecture

Seventeen buildings, three stories (approx. 37 – 40 feet) in height are proposed to house 139 units. Two types of buildings are proposed: “Row Townhomes” (61 homes) and “Back to Back” townhomes (78 homes). Both styles of townhomes include individual 2-car garages with the living areas primarily on the second and third levels above the garage parking.

The back-to-back townhome buildings are designed with garages on either side of the building and front doors to each of the new homes adjacent to the garages, in addition to front doors and porches on the short sides of each building. This style of townhome unit shares interior walls with units to the side as well as the unit to the “rear”. There are three building types with 8, 10 or 12 units. There are two B2B plan types: one 2-bedroom en-suite plan, and a 3-bedroom plan, with 2 en-suite bedrooms, ranging in size from 1316 to 1414 square feet. These units There are three townhome-style building types with 6-, 7- and 8-unit buildings. Three plan types are offered with 2 and 3-bedrooms, ranging in size from 1425 – 1828 square feet.

All units have at least one private deck of 70 square feet, storage area of at least 250 cubic feet, and an attached 2-car garage which also accommodates three individual waste bins (standard, green waste, recycling).

The architectural style is contemporary in design and makes use of stucco and siding finishes in several different colors on each building. The front façades of all buildings are articulated to emphasize front entries and decks, while the sides and rears include varying vertical and horizontal planes, and different finishes to provide articulation and interest. The buildings are three-stories in design with heights ranging between 36 and 40.25 feet, as measured to the roof ridge.

Please refer to the Architectural Plans for floor plans and building plans, and the included Building and Unit Matrix for a detailed description of unit types and sizes.

Homeowners’ Association

A homeowners’ association will be formed for the maintenance of the exteriors of all buildings, the private on-site streets and utilities, landscaping, common open space areas, and the bio-retention areas.