

**Project Description for
19380 Monterey Road Condominiums
APNs 726-42-001 and -002**

The tendered applications consist of a Residential SB330 Preliminary Application, a Design Review Permit (16+ units), Conditional Use Permit and Vesting Tentative Map for Condominium Purposes. The proposed project consists of a multi-family attached residential community consisting of 93 townhome-style condominium units located in 20 three-story (maximum 40.25 feet) buildings. DeNova Homes, Inc. (DHI) is submitting a General Planning Application form, the SB330 Checklist Form, and attendant materials in accordance with the City's application submittal requirements.

This 4.6-acre site is located on the east side of Monterey Road between Peebles Avenue and Burnett Avenue. The site is used as a recreational vehicle sales, rental, service and parts business. The site is zoned as Mixed-Use Flex, which allows multi-family residential development (7 – 24 du /acre) with approval of a conditional use permit. The frontage of the property is roughly improved and has some scattered trees in the landscape area between Monterey Road and the current security fencing. Adjacent to the north and south are commercial properties, to the east along the rear property line a mobile home park, and several single family homes along Angelica Way about a portion of the southern property line.

Primary access to the new community will be provided from Monterey Road essentially at the current entry to Family RV. Because the site is bounded by other developed properties, there is no secondary public street access. AN EVA is proposed from Monterey Road near the southern property line. The Monterey Road frontage is proposed to be improved with a separated sidewalk, landscape parkway strip and a Class II bicycle lane (existing, but restriped).

Three buildings face Monterey Road so that front doors to units in these buildings face Monterey Road. A private sidewalk provides access to these front doors, and that private walkway connects to the public sidewalk. Buildings are designed with alley-loaded garages. This allows the majority of the buildings to be grouped around and facing paseos. The majority of the buildings house 4 or 5 townhome-style units with attached garages, while 2 buildings, aligned on the southern property line, house 7 units.

The site design is mindful of the residential units to the east. Buildings are situated well away from the eastern property line. Landscaping and parking are located along the majority of this property line to ensure maximum privacy. A dog park (common open space area) has been placed along this property line where a small common area is adjacent in the mobile home park.

A common open space area is located at the center of the site, with four buildings arranged to face the open space with front doors and walkways. This common area includes picnic tables, park benches, a shade structure and an exercise structure. Turf areas also are available for free play. The common open space area constitutes 22% of the total site area. Walkways lead from parking areas to residence front doors, to common areas and to the public sidewalk along Monterey Road, creating a safe and pedestrian-oriented community. Decorative paving highlights pedestrian crosswalks and pedestrian "nodes". Bike racks for "short-term" bike parking are scattered throughout the site, including at the cluster mailbox location at the southern end of building 18.

Three unit types are proposed. All units will have an attached 2-car garage, with primary living space on the second and third levels. Two of the three plans provide a dedicated “work from home” space on the ground level, reflective of the current – and perhaps future – opportunities for flexible working arrangements. Two of the plans are three-bedroom, to accommodate families, while the 2-bedroom Plan 1 is designed with two en-suite bedrooms for more flexible living arrangements. All units have both a ground-level porch and a second-level deck to ensure that each unit has more than the minimum 48 square feet of private open space. The Plan 2 also includes a dedicated bike parking space in the garage.

The architecture is designed to be a contemporary interpretation of a farmhouse or bungalow style. Stucco, horizontal siding and vertical board and batten siding is accentuated with cantilevered second levels, awnings over windows and metal railings on balconies. Porches and balcony elements are designed as the forward-most planes on the front elevations.

In accordance with the City’s Inclusionary Housing Ordinance, DHI is proposing that 15% of the 93 units - 14 homes – will be reserved for sale to moderate-income households. These units are dispersed through the buildings (please refer to site plan). These units will be deed-restricted for the required 45 years.

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

DHI is requesting two waivers of the MU-Flex development standards for floor area ratio and the parking ratio. In order to develop the property with enough units to allow for the 15% moderate income units, and meet many of the City’s other development standards for common area open space, the units needed to be three-stories in height. This increases the floor area ratio to 0.98, exceeding the 0.5 maximum allowed. To maximize the efficiency of the site and achieve the 93 units with 115% affordable, the units are designed with attached two-car garages, rather than one-car garages and a significant number (128) of surface (uncovered) parking spaces. Therefore the project does not meet the required number of uncovered parking spaces. Adding additional uncovered spaces would require a significant reduction in the number of units.