

**SILVERADO TERRACE  
1408, 1410 and 1505 Grant Street  
APNs: 011-101-001 and - 009**

**PROJECT DESCRIPTION FOR DESIGN REVIEW, USE PERMIT, VESTING TENTATIVE MAP  
AND INCLUSIONARY HOUSING PROPOSAL (Revised)**

DeNova Homes, Inc. (DHI) is proposing the development of 50 for-rent residential units at this 1.95-acre property on Grant Street. The applications include: Use permit and design review applications for the 50-unit residential development; a vesting tentative map for an airspace condominium subdivision; and a requested density bonus and affordable housing concessions / incentives. The following is a summary of this proposed new community.

This 1.95 -acre site located on the “north” side of Grant Street consists of 2 parcels, the smaller of which (1408 & 1412 Grant Street) is developed with two single-family dwellings and the larger of which (1506) is developed with an approximately 25,000 square foot structure which has been used variously throughout its history as a horse stable, bottling plant and, most recently, for vehicle restoration, repair and storage, and a tree servicing business. The current uses occupy approximately 25% of the building.

The site is designated by the City’s General Plan Land Use Map as Community Commercial, is zoned Community Commercial and is also located within the Stevenson-Grant sub-area of the Downtown Character Overlay. The General Plan designation allows for residential development of the site at a density of 10 – 20 du/acre. One of the stated intents of the C-C zoning is to help provide a transition between the commercial activities of Downtown and the residential districts adjacent to them: mixed residential-commercial uses are specifically identified as being appropriate in this district. Properties located in the Stevenson-Grant sub-acre overlay are subject to particular attention to ensure that Calistoga’s unique small-town identity is preserved.

DeNova Homes, Inc. (DHI) is proposing to re-develop this 1.95-acre site with 50 multi-family attached residential units located in six, three-story buildings. [Note: This is the equivalent number of units proposed by a previously-approved development on this site.] Ten of the units are designed as “live-work” units and front on Grant Street. Forty of the proposed units are designed as “stacked flat” units and are located in four buildings interior to the property. Eight of the proposed new “stacked-flat” homes would be reserved for rent to low-income households.

Entrance to the property is directly from Grant Street, at the western property line. A loop street provides access to all six buildings and an emergency vehicle access is provided to Grant Street at the eastern property line. In accordance with one of the conditions of approval of the previously-approved development, an easement has been provided to the City for access to a sewer manhole on the adjacent property to the west. A common open space area is located near the entrance which provides a green space view from the street. This common open space is proposed to be improved with raised planter beds for community gardening, a seating area with an overhead trellis and a petanque (bocce-type) court.

Two buildings face Grant Street, three buildings are grouped around an open space at the center of the site, and the sixth building is located along the western property line, adjacent to what is now an undeveloped property. Much of the open space at the center of the site is utilized as a bio-retention area for storm-water runoff. A footbridge is proposed over this bio-retention area to allow for easy access between buildings. At either end of the bio-retention area are two smaller common open space areas improved with seating and dining areas.

Care has been taken to distance the proposed new buildings from existing residences to the west and east. Please refer to the Vesting Tentative Map/Design Review plan set, Sheets C-2 (site plan aerial overlay) and C-3 (Site Plan) and to the Conceptual Landscape Plans.

Ten of the proposed new homes are live-work style homes located in two buildings which face Grant Street. These nearly 1500 square feet live-work homes are designed as attached “townhome-style” units, each with an attached one-car garage and separate entry (Building Type A, Plan 1). The ground floor of each of the live-work units has its front door along Grant Street and contains an open floor plan office and a powder room. This allows for the ground-floor level to be accessible from Grant Street for a business use (office or commercial) as permitted by the Municipal Code. The private living area of these live-work units is located on the second and third levels of the home. A portion of the second level is set back from the ground floor level and has a spacious deck. The third level is stepped back 3 – 4 feet from the ground floor level. These stepped-back upper levels are intended to provide a more inviting streetscape with the first level more prominently located towards the public sidewalk.

The remaining forty units are designed as stacked-flat-style condominium units, each with an attached one – or two-car garage on the ground level (Building Type B, Plans 2 and 2X). Two units share a common front entry, garage foyer entry and stairway to the unit’s entry on the second or third level. Each unit is a two-bedroom, 2-bath home and each has a spacious deck. The Plan 2, located on the second-level, will have the one-car garage, while the Plan 2X on the third level will be allocated the 2-car garage.

The buildings are designed in a modern “Farmhouse” style. The live-work buildings have ground-floor and second-floor stucco exteriors, with horizontal siding accents. The third level consists primarily of vertical siding with stucco accents. These two buildings are proposed at nearly 34 feet in height. The stacked-flat units also are primarily stucco-finished, with horizontal siding elements on the first level and vertical siding elements on the second level. The third level consists mainly of vertical siding with stucco elements. These buildings also are proposed at approximately 34 feet in height. Please refer to the Design Review Plan set and the table, below, for additional details.

<b>Plan</b>	<b>SF</b>	<b># of Units</b>	<b>Bdrm</b>	<b>Bath</b>	<b>Garage</b>	<b>Bldg Height</b>	<b>Stories</b>
Bldg A: Live Work	1488	10	2	2.5	1	33'-7"	3
Bldg B: Plan 2	751	20	2	2	1	33'-7"	3
Bldg B: Plan 2X	933	20	2	2	2	33'-7"	3

DHI held a neighborhood webinar in May to solicit input from the nearby community. Notices were sent to surrounding property owners within 300 feet. One of the few comments received indicated a concern to provide adequate parking on-site. DHI is proposing to provide 70 garage parking spaces, and 33 surface parking spaces (including ADA and electric vehicle charging station stalls), sufficient for 2 parking spaces per new home, in accordance with the City’s Municipal Code. There are six parking spaces along Grant Street. A hanging bicycle rack will be provided in each garage to meet the City’s requirement for bicycle parking.

DHI also is requesting approval of a Vesting Tentative Map to allow the creation of air-space condominium units. However, at this time, DeNova Homes plans to operate the community as for-rent apartments. Therefore, instead of a homeowners’ association, the property management division of DeNova Homes will be maintaining the property: private streets and street-lights, utilities, landscape and hardscape,

fencing, buildings (interior and exterior), bio-retention facilities and access easements. If at some time the apartments should transition to ownership units (i.e., condominiums), these maintenance functions would be become the responsibility of a homeowners' association.

Please also refer to the additional narrative addressing the affordable housing component, the proposed density bonus, and the requested density-bonus concessions for height and relief from requirements to locate existing overhead utilities underground.