

**CINNABAR GROVE / 2008 GRANT STREET  
DESIGN REVIEW DR 2021 – 3: HOME DESIGNS  
NARRATIVE**

In February 2021, DeNova Homes, Inc. (DHI), made applications for a Vesting Tentative Map and Design Review for a 15-lot subdivision. Under the Housing Accountability Act (“HAA”), Gov Code 65589.5, the proposed new housing community is afforded certain protections because the project complies with all “...applicable, objective general plan, zoning, and subdivision standards and criteria including design review standards, in effect at the time that the application was deemed complete.” (Gov. Code 65589.5 (j)(1)). DHI also submitted with the City applications the State Housing and Community Development (HCD) “SB330” application. City staff determined the applications to be complete on May 7, 2021.

The City prepared an Environmental Checklist, Initial Study and Mitigated Negative Declaration (IS/MND) which were posted and advertised to provide the CEQA-mandated 30-day notice. An initial (first) Planning Commission public hearing was held on March 23, 2022. No action was taken on the applications at that time, and the hearing was continued to a publicly-noticed Planning Commission work session on April 27, 2022. Prior to the hearing, DHI requested that the Design Review application (for review of the proposed homes), be deferred until DHI and the Commission had reached consensus regarding revisions to address the Commission’s concerns with the vesting tentative map, grading and utility plans.

Although the applications met all objective design standards for the zoning, DHI voluntarily agreed to make modifications to the Vesting Tentative Map, grading and utility plans, and landscape plans, to address certain concerns of the Planning Commission and adjacent neighbors. These changes were presented at the April 27, 2022 work session (second Planning Commission hearing) to obtain feedback from the Commission and neighbors.

The third Planning Commission hearing was held on June 22, 2022. At this hearing, The Planning Commission adopted the IS/MND and associated MMRP, and approved the vesting tentative map subdivision, and the landscape / tree mitigation plan which conformed to the MMRP. The remaining application to receive a Planning Commission hearing / approval is the Design Review application (DR 2-21-3) for the home designs themselves. Under the HAA / SB330, even the originally proposed home designs actually could not have been denied because they conformed to all of the City’s objective standards: DHI is providing revised home designs voluntarily. Also under the SB330, only two public hearings remain: If the Commission cannot come to a decision during those two hearings, then the home designs will be *automatically approved as proposed*.

During all three of the previous hearings, Commissioners and neighbors indicated a concern with the proposed two-story homes, even though the three designs of which were proposed at a height allowed by the Municipal Code. Some Commissioners and Planning staff indicated their desire that the proposed homes include accessory dwelling units (ADUs), to provide alternate and additional housing opportunities. DHI voluntarily agreed to limit the height of homes to a single-story-style, except allowing for limited “pop-ups” to a second story with windows oriented away from the adjacent neighbors to the rear of the proposed homes. DHI explained that a “pop-up” is a limited second-level area and would not include windows looking into the rear yard to provide the feeling and style of a single-story-home to the surrounding neighbors. The Commission indicated at this third hearing that it supported the use of such 2-story “pop-ups” and promoted the inclusion of at least ten (10) ADUs or “Junior” ADUs (less than 500

square feet). Additionally, Commission and City staff indicated a strong preference that the home designs include porches.

It has taken a number of months for DHI and its design team to assemble three different house plans to address the desires of the Commission and meet DHI's housing objectives. In comparison with the originally proposed subdivision, all lots along the "eastern" property line were reduced in width and area, and the retaining wall was moved into the lot from the rear property line, thus also reducing the length, the buildable area and the usable rear yard area of Lots 6 - 14. All of the originally proposed house plans had to be discarded and new plans designed to fit the new width, depth and size of lots.

As before, there are 3 different house plans, each of which will be used five (5) times on the 15 lots. Two of the house plans include an ADU, thus meeting the Commission's desires for 10 ADUs in addition to the 15 "main" houses. Each home plan also includes an optional back yard covered patio area ("California room"). Large porches are included in the Plans 1 and 3 designs. Lot coverage has been calculated both with and without the covered patio. Each house plan has 2 different elevation styles, although there are three (3) total proposed elevation styles: Bungalow, Farmhouse and Ranch. Exterior finishes include vertical board-and-batten, horizontal siding, and brick or stone wainscoting.

Plan 1 is a 2200 square foot home with a 500 square foot ADU located in a second-level "pop-up". This ADU has a separate side-entry door, but also can be accessed from the garage and the interior of the main home to provide flexibility if the ADU were to be rented to an unrelated person or occupied by a family member of the eventual homeowner. The ADU has an outdoor deck, which faces the side yard. The home does not exceed 25 feet in height as measured to the roof *ridge*. The typical Plan 1 setbacks are 20 feet to the main home (greater to the garage), fourteen feet to the porch, and an average 39 foot rear setback. The proposed elevation styles are Ranch and Farmhouse.

Plan 2 is a 2350 square foot single-story home with a 450 square foot "junior" ADU located *within* the home on the ground level. This junior ADU has an interior entrance from the main home, but also could have an exterior entrance. This junior ADU does not have its own exterior entrance. The typical Plan 2 setbacks are 20 feet to the home, 19 feet to the porch with an average 29 foot rear yard setback. The proposed elevation styles are Ranch and Bungalow.

Plan 3 is a 3230 square foot home, which differs from the rest in that all four bedrooms are "en-suite", i.e. each bedroom has its own bathroom attached. Two of these bedrooms and a sitting area are located within the second floor "pop-up" area. This home is proposed at 25 feet in height as measured to the roof ridge. The second level is evident from the front of the home only – with a "dormer-style" window over the garage which provides the required egress from one of the second-level bedrooms while also adding further diversity to the streetscape for a more appealing neighborhood. All other windows are at the sides of the homes, so no windows will look into the rear yard. The typical Plan 3 setbacks are 20 feet to the home, 14 feet to the porch with an average rear yard setback of 28 feet. The proposed elevation styles are Bungalow and Farmhouse.

The proposed plans have been fitted carefully into the site plan to ensure all required front, side and rear yard setbacks can be met. Please recall that side yard setbacks equal half the height of the home, so the Plans 1 and 3 are limited to those lots which are wide enough to accommodate the taller homes. The front yard setback for all homes is 20 feet, although the porches for the Plans 1 and 3 are setback 14 feet: Municipal Code Section 17.38.020 C. allows porches to encroach into front and rear yards up to six feet. [NOTE: The front setback is measured to the back of the sidewalk / right-of-way.] All homes are designed

to allow for a covered patio at the rear of the home, which would count towards the maximum allowable lot coverage. Assuming the covered patio is selected for each home, the lot coverages do not exceed 40 percent. For more detailed information, please refer to the attached House Plan Matrix and the Site Plan.