

HANSON LANE
PROJECT DESCRIPTION

Project Title: VTSM 9574 and DR 21-006

Project Location: The Hanson Lane Project site is 20.15 acres located at the eastern terminus of Hanson Lane bounded by Marsh Creek to the east, the extension of Lone Tree Drive to the north and existing residential to the west.

Project Description: The Hanson Lane project proposes the development of 94 single family detached homes. Lot sizes range from 4,000 to 21,200 square feet however, typical/minimum lot dimensions are 50 feet wide and 80 feet deep. As described below the Project proposes 3 large lots in conformance with the City's Density Transition Policy.

The Project proposes an on-site recreation amenity connecting on-site sidewalks to the Marsh Creek Trail featuring turf, trees and benches adjacent to water quality treatment areas adjacent to the Creek. The location and nature of the amenities enhances the pedestrian experience for project residents and all users of the Marsh Creek trail. The Project also proposes off-site trail improvements which further enhancing pedestrian connectivity in the area. On-site water quality treatment and detention basins line the Marsh Creek frontage to ensure an appropriate buffer for project impacts and pleasant experience for pedestrians on the Marsh Creek Trail.

The Project is proposing the construction of 12 affordable homes on site. These homes will be restricted to Moderate, Low and very Low levels in conformance with the City's inclusionary zoning ordinance requirements. The proposed affordable homes will be identical to market rate homes in size and exterior appearance and are spread throughout the community. As discussed below the Project's affordable housing proposals qualifies it for Density Bonus Law application.

Entitlement Summary/Key Issue Summary

General Plan: The Hanson Lane Project proposes the subdivision of 20.15 acres of land currently designated as Residential-Low Density (R-LD) in the City of Brentwood's General Plan. The allowed density range for this designation in the General Plan is 1.1 to 5.0 dwelling units per acre. The Project proposes 94 single family detached lots, a density of 4.67 dwelling units per acre, and is therefore consistent with the General Plan.

Zoning: The property is currently zoned Planned Development (PD-71). No rezoning of the property is required for the Project as state law (the Housing Accountability Act) now provides that a proposed project is not inconsistent with applicable zoning standards and criteria, and shall not require a rezoning, if the proposed project is consistent with objective General Plan standards and criteria, but the local

agency's adopted zoning for the project site is inconsistent with the general plan. As detailed in our application materials, waivers and concessions available to the Project via Density Bonus Law are utilized where the Project does not meet certain existing zoning standards.

Affordable Housing: The Project is proposing to meet the City's 3/4/3 Inclusionary Zoning Requirements under (City Municipal Code, title 17 ["Zoning Code"], chapter 17.725) by building and restricting 5 homes at Very Low, 4 homes at Low and 3 homes at Moderate income levels (see chart below for current expected sales prices). The 12 affordable homes are proposed to be identical in size and appearance to market rate homes in the community. The specific house plans and their location that are proposed as affordable units are indicated on the included Development Site Plan.

Hanson Lane		
	Units	Price
Very Low (3%)	5	\$164,000
Low (4%)	4	\$271,000
Moderate (3%)	3	\$581,000
Total	12	

Density Bonus Law Application: The Project's proposal to provide 5 units at Very Low Income levels expressly qualifies the Project under Density Bonus Law for a base density bonus, 1 concession and unlimited waivers. When a project qualifies for a density bonus under the DBL, it is entitled to the maximum base density of any density range permitted by local rules. (Government Code, § 65195(b)(1), (f), (o)(5).) However, the Hanson Project's proposed density is within the allowed range under the city's current General Plan and as a result is not proposing to utilize any of the allowed bonus units. The Project is proposing to utilize the concession and waivers allowed under the Law with respect to some of the zoning criteria as well as the City's mid-point density policy. The application of the concession and waivers is further detailed in the zoning criteria checklist provided with the Project's application.

Transitional Density Policy: A portion of the western boundary of the Project abuts two existing large residential lots triggering the applicability of the City's Density Transition General Plan Policy. Lots 1 -3 of the Project abut those two lots and are each 20,000SF or larger ensuring compliance with the policy.

Mid-Point Density Policy: The City's policy typically prohibits development above the mid-point of the applicable General Plan density range unless City Council determines that a project incorporates significant "amenities". While the Project does propose significant on-site and off-site pedestrian and recreational amenities, the application of this policy to the Project is not appropriate under current state law as the Project is consistent with the General Plan. The Housing Accountability Act protects the Project from application of a subjective standard. As the mid-Point Policy only allows development above the mid-point when city council subjectively determines that adequate amenities are provided, the Policy may not be applied to the Project.

Architectural Summary

Three floor plans are proposed, all plans are two story and include 4 bedrooms and 3 bathrooms. All homes offer a first-floor bedroom and bathroom. Homes sizes range from 2,177 to 2,541 square feet. Four elevation styles are proposed (Santa Barbara, Contemporary, Coastal and Farmhouse) providing 12 different elevation/plan combinations ensuring a varied street scene.

The Santa Barbara elevations are primarily stucco with window trim and shutter accents. Varied roof forms and simulated clay tile roof provide character and interest to a clean and classic form.

The Contemporary elevations feature stucco and horizontal cementitious lap siding to create clean and more modern lines and styling.

The Coastal elevations are a combination of stucco and cementitious siding with manufactured stone veneer and window shutter accents. Distinct front entry columns, varied roof forms and cement flat tile materials combine to provide distinct styling and curb appeal.

The Farmhouse elevations are stucco homes with vertical cementitious board and batten siding and manufactured brick accents blend with primarily shed and gable roof forms with flat concrete tiles combine to create a the easily identifiable farmhouse look.

Environmental Condition

The site is vacant and dominated by ruderal, disturbed grasslands. A portion of the property was historically used as an orchard grove, a foundation for a previously removed home remains on the property. A total of 21 trees remain on the property and are described in detail in the PSR. There are no potentially jurisdictional wetlands on the property, but the site does provide potential habitat for protected animal and plant species.

The site is within the East Contra Costa County Habitat Conservation Plan/Natural Community Conservation Plan (HCP/NCCP). A Planning Survey Report (PSR) was prepared and submitted as part of the project application. Projects within the boundaries of the HCP/NCCP pay fees as the approved form of mitigation for actual or assumed impacts on jurisdictional species and waters. The PSR identifies potentially impacted species and includes requirements for pre-construction surveys and avoidance measures as necessary. The HCP/NCCP also includes required setback from Marsh Creek. All of these requirements are reflected in the projects conditions of approval.