

**Project Description: THE COLLECTION @ TASSAJARA NURSERY**

**Property Address: 2550 Camino Tassajara**

**APN#: 217-010-008**

**Site Area: 5.05 Acres**

**General Plan: Residential – Single Family – Low Density (1 to 3 units per acre)**

**Zoning: P-1; Planned Unit Development District**

Trumark Homes is proud to present a proposal to develop 18 new homes on the Tassajara Nursery site. Currently, the site separates two residential P-1 (with R-10 District standards) neighborhoods that are located across Camino Tassajara from the US Post Office in the Sherburne Hills Road area. Fairwood Court in the abutting Valerosa neighborhood to the east was designed to eventually connect to Sherburne Hills Road through the project site. The location of the planned connection is a public street sub-out located at the shared project boundary of the Valerosa project and the Tassajara Nursery property. An interim street opening currently connects Fairwood Court to Camino Tassajara. The proposed street connection would allow Fairwood Court residents to safely turn west on Camino Tassajara at the Sherburne Hills Road signalized intersection - eliminating the need to travel east on Camino Tassajara to make a U-turn at the signalized intersection at Holbrook Drive and Camino Tassajara. Safe pedestrian connectivity would also be provided to the Sherburne Hills Road intersection upon making the street connection.

The internal street system would scale down to provide a more intimate neighborhood feel in the new project while providing convenient guest parking and appropriate emergency vehicle circulation.

Comparable 5.0+/- acre portions of the abutting neighborhoods have lot sizes that range from 9,000 to 12,763 square feet for the Lasata neighborhood (10,565 square feet in average lot size) and 7,841 to 16,901 square feet for the Valerosa project (10,552 square feet in average lot size). Trumark's proposed lot sizes range from 6,745 to 10,054 square feet (8,650 square feet in average lot size - consistent with the 20% density bonus sought in the project).

Trumark is proposing two floor plans that range in size from 3,440 to 3,549 square feet (average size of 3,513 square feet), compatible with those in the neighboring projects. The production homes in the Lasata neighborhood to the west range in size from 2,506 to 3,871 square feet in size (3,366 square feet in average size). The production homes in the Valerosa neighborhood to the east range in size from 3,510 to 3,985 square feet in size (3,718 square feet in average size).

Three architectural elevations are proposed for each floor plan, allowing for the creation of a varied and interesting mix of styles and one that would be compatible with the immediate adjacent neighborhoods

and the greater Danville vernacular. The architectural styles proposed are considered to be classic in design, including an Arts and Craft, a Bungalow, and a Farmhouse.

We look forward to working with City leaders and the community to fine tune the look and feel of the neighborhood.

Plan 2 includes a secondary residential unit within the home which provides complete, independent living facilities. Its size would make it appropriate for either a 1-person or 2-person household. The secondary residential units would be approximately 550 square feet in size, providing for separate living, sleeping, cooking, eating and sanitation facilities, and having their own direct-access enclosed garage and separate entrance. Plan 2 accounts for 12 of the 18 proposed homes, or 66% of the homes in the project. Note is made that the abutting Valerosa project was developed with four of the sixteen principal residences having an attached second unit. These second units satisfied the Valerosa project's inclusionary housing obligation in place at the time of that project's approval.

Since the Plan 2 second units are considered to be 'residential units' under the Danville Municipal Code, it is Trumark's desire to pursue a density bonus based on their inclusion in the project as affordable 'second units'. Similar to the Town's allowance under its Inclusionary Housing Ordinance, the Town's code allows second units to count toward the total number of 'target' units in calculating a project's density bonus affordable housing obligation.

Based on a project area of 5.05 acres, the maximum allowable density under the Residential - Single Family - Low Density land use designation would be fifteen units (this being rounded down from 15.15 units). However, projects that provide at least 10% of the project's baseline units (two units) with for-rent low income below market rate (BMR) second units to satisfy their density bonus requirement (in this case being two of the 15 baseline units allowed under the general plan for this project) are entitled to a density bonus of 20%. Therefore, with the requested density bonus, the maximum allowable density for the project increases to 18.18 units. State law 'rounding rules' provide that all density bonus calculations resulting in fractional units be rounded up. Therefore the maximum allowable density for the property under the proposed density bonus is 19 homes. As indicated above, Trumark is proposing a project of 18 units with twelve secondary units, eight of which will be for-rent low income BMR units.

Trumark intends to work with Town officials to create an Affordable Housing Agreement (Agreement) in order to further define the development and occupancy of the for-rent low income BMR units. The Agreement will likely include language that would restrict the maximum rental rate for the BMR units to a rate that would be affordable to a household earning the high end of the 'low' income range, adjusted for household size and providing appropriate allowance for utilities.

Current published median income levels for the Alameda and Contra Costa Counties area would cap allowable monthly rents for the for-rent low income BMR second units to a maximum of \$1,490 for 1-person households and \$1,692 for 2-person households. Owners of the for-rent low income BMR second units would be required under the Affordable Housing Agreement to report when rental income was being collected and to verify the tenants meet applicable income limitations. Where rent was collected, rent would be capped at 30% of the actual gross household income of the qualifying low income household.

Under comparable Affordable Housing Agreements approved by the Town, property owners of the BMR units would not be required to continuously market and rent units - i.e., they may be left vacant at the discretion of the owners.

If the Town were to subsequently determine that all the for-rent low income BMR units within the development were meeting the intent of the occupancy requirements of the Affordable Housing Agreement, the Town could elect to deem the project an 'affordable by design' status - this being the result of the relatively small size of the BMRs and/or based on demonstration that their established market rate rental value keeps them affordable to low income households. Were such a determination to be made in the future, it is anticipated that Town could eliminate the Owner requirement to self-report on the status of the BMR units.

Trumark is thrilled to propose this development opportunity and looks forward to working with Town leaders, Staff and the community through the forthcoming process to ultimately create an appropriate and noteworthy new-home neighborhood.

Sincerely,



TRUMARK HOMES

Garrett Hinds  
Director of Architecture