

July 15, 2026

Project: PLNG-2025-0229 / PLNG-2025-0555

Address: 781 S Wolfe Road

RE: PROJECT DESCRIPTION LETTER

The proposed project is located at 781 S. Wolfe Road on approximately 0.69 acres. The site's parcel number is 211-05-009 and a legal description is submitted as an attachment to this application. The project is being submitted as an SB330 streamlined project along with the applicable provisions of the California State Density Bonus Law as noted below.

The project received City Council approval for General Plan and Zoning Amendments July1, 2025 as project PLNG-2024-0344 and is currently seeking approval of a Special Development Permit and Tentative Parcel Map. The project received preliminary review comments from the PRC on May 21, 2025 as project number PLNG-2025-0229, and the SB330 Pre-application was submitted on September 4, 2025 and confirmed on September 8, 2025 as project number PLNG-2025-0555.

The project is located in close proximity to residential neighborhoods, commercial areas, and regional transportation infrastructure. The existing site is improved with a single parcel containing one single-story home. Topography for the subject site is flat. No proposed point sources of air or water pollutants are proposed and no species of special concern are known to occur on the property. No historic or cultural resources are known to exist on the property. Based on the timing of this application, the applicable zoning designation is R-2 Low Medium Density Residential and General Plan land use for the site is RLM.

The proposed project consists of the subdivision of the parcel located at 781 S. Wolfe road into eight residential lots and one common ownership lot. Eight single family homes (one on each of the eight residential lots) will be two stories in height and be comprised of 4 bedroom floorplans of approximately 2,550-2,593 square feet (including garages).

The proposed homes are designed with both traditional and contemporary architectural elevation styles, and 4-bedroom floor plans. Each home will be approximately 2,550-2,593 square feet in size and includes a private two-car garage. Proposed building height at two stories is anticipated to be approximately 30'.

Lot #	Lot Area (SF)	1st Fl	2nd Fl	Garage	Entry Porch	Gross Floor Area	Lot Coverage (%)**	FAR**
Lot 1	3,019	976	1,077	413	127	2,593	50.22	0.86
Lot 2	2,945	976	1,077	413	84	2,550	50.02	0.87
Lot 3	2,945	976	1,077	413	84	2,550	50.02	0.87
Lot 4	3,483	976	1,093	413	84	2,566	42.29	0.74
Lot 5	3,473	976	1,093	413	84	2,566	42.41	0.74
Lot 6	2,945	976	1,077	413	84	2,550	50.02	0.87
Lot 7	2,945	976	1,077	413	84	2,550	50.02	0.87
Lot 8	3,030	976	1,077	413	127	2,593	50.03	0.86
Lot 9 (Private Street)	5,196							
Total	29,981	7,808	8,648	3,304	758	20,518	39.59%	0.68
NET* Less Private Street								
Total	24,785	7,808	8,648	3,304	758	20,518	47.89%	0.83

*no portion of lot is located within an official plan line, natural watercourse, creek, waterway, channel or dedicated public right-of-way.

**INCLUDING COVERED PORCH/PATIO

All proposed development is residential. Approximate square footage of each home is summarized as follows:

Each home will provide two covered parking spaces in garages and two uncovered spaces on driveways, for a total of 32 parking spaces proposed on site. Access to the project is from Lusterleaf Drive, and

sidewalks along both street frontages provide pedestrian access to the community. Internal driveways will provide circulation and access for residents.

Please see letter "*781 South Wolfe Road (PLNG-2025-0229) Requested Waivers from Development Standards*" dated July 20, 2026 from Dana Kennedy, Shartsis Friese LLP on density bonus, list of waivers and concession.

Sincerely,

Justin Doull

Principal / Senior Planner