



3000 Executive Parkway San Ramon CA 94583

Modifications to Conditional Use Permit

Project Description

Background

- Woodside Holdings LP received Planning Commission approval to create the project subdivision map of 105 lots on May 27th, 2021 (RESO-12055 & RESO-12056)
- This was later amended to create 108 total lots on December 8th, 2022 (RESO PC-2022-034, RESO PC-2022-035, RESO PC-2022-036).
- Horton obtained staff approval in October 2023 for modified floor plans and elevations, including a single-story plan.
- Horton acquired the property in November 2023 and has since begun land development.

Proposed Modification

D.R. Horton is proposing setback reductions on selected lots (21 out of 108) to accommodate a single-story plan into the project. The single-story plan will provide multi-generational living opportunities and a housing product to meet “missing middle” housing needs. Lot sizes from the original entitlements were designed to accommodate two-story homes only.

Please reference Exhibit D: Site Plan Sheets for an exhibit of the proposed setbacks.

<i>Number of Lots</i>	<i>Setback Reductions Requested</i>	<i>Constraint</i>
7 Lots (Lots 6*, 7, 40, 48, 59, 80, 92)	Reduced Rear Setback by 4' (From 15' to 11') *by 5' on Lot 6	To accommodate approved single-story architectural substitution “Plan 1342”
13 Lots (Lots 16, 27, 42, 43, 53, 56, 66, 75, 83, 85, 89, 94, 95)	Reduced Garage Setback by 3' (From 19' to 16'), & Reduced Rear Setback by 1' (From 15' to 14')	To accommodate approved single-story architectural substitution “Plan 1342”
1 Lot (Lot 47)	Reduced Garage Setback by 6' (From 19' to 13')	To accommodate approved 2-story architectural substitution “Plan 1705” on irregularly sized lot constrained by PUE and side setback