

*Project Narrative for Mockingbird Lane (SVH South Lot)*  
*Proposed Community by DeNova Homes*

Mockingbird Lane is a proposed residential community designed to follow the Sonoma Residential land use and zoning guidelines, and mimic the existing character of the surrounding community and the City of Sonoma; just as mockingbirds mimic the songs and sounds of other birds.

Under Sonoma Residential the property can yield up to 8 units per net, developable acre; with +/- 2.78 net developable acres (remaining from the existing +/- 4.87 acres after the hospital parking lot and right of way/frontage improvements are removed). Resultantly, the property in question can yield a maximum of 22 primary residential units. Mockingbird Lane is a community proposed to contain 20 primary units on 18 residential lots, with 12 accessory dwelling units (“ADUs”) as allowed under the City's Development Code.

For the inclusionary/workforce housing requirement of 20% of the total units (where half will be for low income and the other half will be moderate), DeNova Homes will be working with the Housing Land Trust of Sonoma County (“HLT”), who will act as the liaison for the City in finding qualified buyers for the 4 inclusionary/workforce housing units that are part of Mockingbird Lane.

Mockingbird Lane is a community primarily composed of alley style homes (garages accessed from rear, private alley way) with only 2 plans having front & rear loaded driveways (Plan 3 & 3x). With the implementation of front porch elements, this will allow for creative/drought tolerant designs that will be able to enhance the streetscape(s) the proposed homes will front on. The proposed ADUs will be on the rear of the residential lots, and access their parking from the private alley way that can be accessed from both Hayes Street & 4th Street West.

DeNova Homes will be assuming the obligations set forth in the Deferred Improvement Agreement that the City of Sonoma has in place with the Sonoma Valley Health Care District, and as a result will be completing the street/frontage improvements along the entire +/- 4.87-acre property frontages on Hayes Street & 4th Street West. Off-site C3 basins are to be located in 3 minimal/isolated areas in the City ROW, where all on-site C3 basins will be located in the front yards of each lot and be incorporated into the future landscape plans. All future/new dry utilities would be installed underground. During the Project Advisory Committee meeting, the Fire Department confirmed emergency fire services for these homes and ADUs will come from the street frontages on 4th Street West, Hayes Street, and W Macarthur Street.

The following is a summary of the architectural design & site planning efforts (Please see summary table at end for building height info):

- **Sonoma/California Craftsman inspired architecture**
  - Unified theme with wide variation in plans, design unifying elements such as porches, and several color schemes, to create unique plan layouts paired with variable lot/plan widths and configurations, and varying setbacks to provide a variety in massing along the streetscapes
    - 6 plans for with 4 color schemes for 20 homes; ADU and garage elevations design to match/follow this architectural theme

- **Plan 1** – *Duplex Building for Inclusionary/Workforce Housing Units*
  - Two story homes
  - 1,305 sq. ft. with 3 beds & 2 baths
  - garage/carport accessed from the private alley (no ADU with this plan)
- **Plan 2**
  - “1.5 Story” home design; master bedroom down, with 2nd floor built in roof line
  - 1,846 sq. ft. with 3 beds standard (optional 4th bed in standard den) & 2.5 baths (3rd bath to replace half bath when 4th bedroom option is chosen)
  - Garage/parking accessed from the private alley (no ADU with this plan)
- **Plan 3**
  - Two story home
  - 1,949 sq. ft. with 3 beds standard (optional 4th bed in standard den) & 3 baths
  - Tandem/pass-through garage that can be accessed from the front, or from private alley
  - 460 sq. ft., single story ADU in rear of lot that can be accessed from the private alley
- **Plan 3x** – *slight variation to previous Plan 3*
  - Two story home
  - 2,195 sq. ft. with 3 beds standard (optional 4th bed in standard den) & 3 baths standard
    - Contains bonus area that can be either a bonus room or optional 5th bed and 4th bath
  - Tandem/pass-through garage that can be accessed from the front, or from private alley
  - 460 sq. ft., single story ADU in rear of lot that can be accessed from the private alley
- **Plan 4**
  - Two story home
  - 2,044 sq. ft. with 3 beds & 2.5 baths, standard den
  - Garage accessed from the private alley, with 396 sq. ft. within a single story structure
- **Plan 5**
  - Two story home., wrapped porch (designed for W Macarthur Street)
  - 2,708 sq. ft. with 4 beds standard (optional 5<sup>th</sup> in the loft) & 3 baths
    - Bed. 4 is an optional den area
  - Garage accessed from the private alley, with 396 sq. ft. within a single story structure
  - Will have two elevations: one with wrapped porch for W Macarthur Street and a second with a smaller porch that is plotted on the interior of Mockingbird Lane
- **Heights of Main Residences**

Height of Main Structures				
Lot #	Plan Type	Finished Floor Height	Rear Finished Grade Height	Front Finished Grade Height
1	5B	26'	27'-6"	28'
2	4	26'-6"	28'	28'-6"
3	2	28'	29'-6"	30'
4	3X	26'	27'-6"	28'
5	5A	26'	27'-6"	28'
6	4	26'-6"	28'	28'-6"
7	3	26'	27'-6"	28'
8	2	28'	29'-6"	30'
9	1 Duplex	24'	25'-6"	26'
10	1 Duplex	24'	25'-6"	26'
11	3	26'	27'-6"	28'
12	4	26'-6"	28'	28'-6"
13	2	28'	29'-6"	30'
14	3X	26'	27'-6"	28'
15	5B	26'	27'-6"	28'
16	4	26'-6"	28'	28'-6"
17	2	28'	29'-6"	30'
18	5A	26'	27'-6"	28'
<b>30 ft Max</b>				

- **Setbacks**

- *Front* - variety of setbacks approved at discretion of Planning Commission; average of 25' front setback provided with front porches encroaching +/- 8' into the setback (10' allowed)
- *Side* - as approved by the Planning Commission, but no less than 3'; a variety of setbacks is provided with a minimum of 3' in minimal areas for the primary structure. ADU side setbacks are 5' minimum.
- *Rear* - 20' minimum; all rear setbacks are well over 20' with all proposed ADUs being over 20' away from the primary residence (except in the case of Plan 5 where it is just under 20')
- *Garage front* - 20' from the front of the primary structure; majority of garages are hidden in the rear of the lots and accessed by the private alley, Plan 3/3x are the exception with the tandem garage that is set 20' back from the front elevation of the home.
- *Internal Garage/ADU front* - 5' minimum from back of curb to garage or ADU building face

- **FAR** - .35 max; lots/homes designed to be within the allowed FAR

- ADUs, porches, and up to 400 square feet of a detached garage are excluded
- **Site/Lot Coverage** – 40% max; lots/homes designed to be within the allowed FAR
  - Porches and up to 400 square feet of a detached garage are excluded
  - Includes impervious surfaces, but excludes pervious surfaces
- **Lot Size** – minimum 5,000 square feet; proposed lot sizes range from 5,397 sq. ft. to 7,968 sq. ft.
  - Lot widths vary from 37' to 57' and have a fairly standard depth of +/- 117' to 118'
- **Duplex Condo Plan** – should Mockingbird Lane be approved, a Condo Plan/Map will be prepared and recorded over lots 9 & 10 in order to allow each duplex to be sold and individually owned; this will be done with future Final Map preparations to create the future lots and community.
- **Solar Panels** – all future homes at Mockingbird Lane will have solar panels installed as standard features