

NARRATIVE

Harbour Cove
September 15, 2025

CONDITIONAL USE PERMIT

18 Units: Multi-Family Residential Condominium Project

LOCATION:

Northwest Corner of Pearce Drive and Green Lane (4861 Pearce Drive)

REQUEST:

To develop 18 multi-family homes. Entitlements: Tentative Tract Map, Precise Plan Street Alignment (ZMA), Conditional Use Permit, Design Review Board, Environmental Assessment

PROJECT DESCRIPTION:

The project will consist of a one-lot subdivision to construct 18 multi-family attached condominium homes. Each unit is provided with a two-car enclosed garage totaling 36 enclosed individual garage spaces. Also provided are 18 additional driveway parking spaces and 16 guest street parking spaces. Five bicycle parking spaces are provided. Ground level yards, 2nd floor balconies, and 3rd floor terraces are provided. Project will utilize 3rd floor terrace area to count towards the maximum of 50% of the private open space requirement. Private streets, storm drain and sewer system are proposed, with public water facilities. The project will include the following models:

Plan 1A (1 Unit): 3 Bed / 3.5 Bath
Total Condition Space: 2,561 SF / Garage: 422 SF
Private Open Space SF Each: 311 Ground Level, 907 Total

Plan 1B (2 Units): 3 Bed / 3.5 Bath
Total Condition Space: 2,555 SF / Garage: 422 SF
Private Open Space SF Each: 311 Ground Level, 894 Total

Plan 1E (1 Unit): 3 Bed / 3.5 Bath
Total Condition Space: 2,574 SF / Garage: 422 SF
Private Open Space SF Each: 311 Ground Level, 905 Total

Plan 2A (1 Unit): 3 Bed / 3.5 Bath
Total Condition Space: 2,484 SF / Garage: 443 SF
Private Open Space SF Each: 312 Ground Level, 837 Total

Plan 2B (1 Unit): 3 Bed / 3.5 Bath
Total Condition Space: 2,484 SF / Garage: 511 SF
Private Open Space SF Each: 312 Ground Level, 837 Total

Plan 2E (1 Unit): 3 Bed / 3.5 Bath
Total Condition Space: 2,484 SF / Garage: 511 SF
Private Open Space SF Each: 339 Ground Level, 864 Total

Plan 3A (1 Unit): 3 Bed / 3.5 Bath
Total Condition Space: 2,631 SF / Garage 422 SF
Private Open Space SF Each: 335 Ground Level, 1,002 Total

Plan 3B (1 Unit): 3 Bed / 3.5 Bath
Total Condition Space: 2,631 SF / Garage 489 SF
Private Open Space SF Each: 335 Ground Level, 1,002 Total

Plan 3C (1 Unit): 3 Bed / 3.5 Bath
Total Condition Space: 2,631 SF / Garage 489 SF
Private Open Space SF Each: 335 Ground Level, 995 Total

Plan 3E (1 Unit): 3 Bed / 3.5 Bath
Total Condition Space: 2,631 SF / Garage 489 SF
Private Open Space SF Each: 335 Ground Level, 1,002 Total

Plan 4A (1 Unit): 2 Bed / 3.5 Bath
Total Condition Space: 1,973 SF / Garage 442 SF
Private Open Space SF Each: 309 Ground Level, 751 Total

Plan 4B (2 Units): 2 Bed / 3.5 Bath
Total Condition Space: 1,973 SF / Garage 442 SF
Private Open Space SF Each: 313 Ground Level, 772 Total

Plan 4E (1 Unit for Unit #12): 2 Bed / 3.5 Bath
Total Condition Space: 1,973 SF / Garage 442 SF
Private Open Space SF Each: 355 Ground Level, 797 Total

Plan 4E (1 Unit for Unit #16): 3 Bed / 3.5 Bath
Total Condition Space: 1,973 SF / Garage 442 SF
Private Open Space SF Each: 355 Ground Level, 797 Total

Plan 5A (1 Unit): 3 Bed / 3.5 Bath
Total Condition Space: 2,659 SF / Garage 472 SF
Private Open Space SF Each: 332 Ground Level, 1,114 Total

Plan 5E (1 Unit): 3 Bed / 3.5 Bath
Total Condition Space: 2,693 SF / Garage 512 SF
Private Open Space SF Each: 320 Ground Level, 1,102 Total

AFFORDABLE HOUSING: In-lieu fee

SITE HISTORY: The site currently consists of 5 detached single-family homes and 1 multi-family home on multiple parcels. None of the existing residential units are restricted to low income or moderate-income households.

There are three existing 20' private easements on the south 110, 210, and 310 feet of the project. The 110 and 310 easements will remain and will be utilized. The 210 easement will utilize only the south 14 feet of Parcel 1 and the rest of 210 will be removed. Parcel 1's owner has quitclaimed 210 except the south 14 feet of Parcel 1 to developer. See attached quitclaim deed. A Precise Plan Street Alignment is proposed in order to amend the zoning map to remove the corresponding 210 paper street.

OWNERSHIP AND HOA:

The development will have an HOA and will be governed by CC&Rs. Future owners will own the land on their building footprint and enclosed private open space. Common open space and pedestrian and vehicular hardscape will be common to all future owners and will be governed by the HOA and CC&Rs. See Colored Site Plan.

ZONING, GENERAL PLAN:

The property is currently zoned RM (Residential Medium Density). The General Plan designation is RM (Residential Medium Density, maximum 15 dwelling units/acre).

SURROUNDING USES:

North – Residential Medium Density
East – Residential Medium Density
West – Parks and Recreation Subdistrict (Wieder Park), Residential Medium Density
South – Residential Medium Density

ENVIRONMENTAL STATUS:

There are no significant environmental impacts associated with this project. The project site is not within any known hazardous waste and substance site.

LAND USE COMPATIBILITY:

The proposed project is compatible with the neighboring park, multi-family, and single-family housing in the area for the following reasons: The proposed activity will not generate any unusual traffic, noise, or unusual demands on the City's infrastructure or public services.

ASSESSOR'S PARCEL NUMBERS:

178-201-28, 178-201-29, 178-201-30, 178-201-31, 178-201-32, 178-201-33, 178-201-36, 178-201-37, 178-201-38, 178-201-40, 178-201-41, 178-201-44, 178-201-46, 178-201-47, 178-201-48, 178-201-56, 178-201-68, 178-201-70 (Lot numbers 85-92, 101-130, and 142-147 of Tract No. 184)

JUSTIFICATION FOR 6' HIGH WALL HEIGHTS:

We are proposing a 6-foot-high concrete masonry unit block wall at the southeastern corner of the project property, at the corner of Pearce Drive and Green Street. The CMU wall is located within the street side yard setback and will also serve as the rear yard site wall for Units 17 and 18.

In accordance with Zoning Code Section 230.88, fences or walls located adjacent to arterials along the rear and/or street side yard property lines, and behind the front setback, may be constructed to a maximum total height of eight feet, subject to the following conditions:

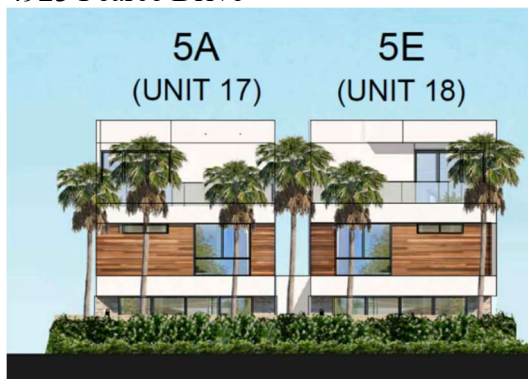
- (1) Conformance with the Urban Design Guidelines;
- (2) The property owner shall be responsible for the care and maintenance of landscape area(s) and walls(s) and required landscape area(s); and
- (3) Approval from the Public Works Department.

The proposed 6-foot-high CMU block wall is located 4 feet behind the property line, allowing for a landscaped planting area in front of the wall to soften its visual appearance. The wall will extend 68 feet in total and will be visually broken up by three 6'-6" high pilasters with caps. The wall will be angled at the corner of the intersection to maintain the visible triangle.

To further soften the wall's appearance, we are proposing several plant materials to create a terracing effect to visually break up and soften the massing of the block wall. This includes planting 6 Mexican Fan Palms to provide vertical visual interest, followed by Texanum Wax Leaf Privet, which can easily grow into a 6-foot high hedge to screen the wall. In front of that, low-growing Boxwood Beauty Natal Plum will be planted for added texture and layering at the ground level. All these elements are designed to enhance the visual quality of the site wall in compliance with the Urban Design Guidelines.

We request to maintain the block wall height at 6 feet to provide privacy and security from Pearce Drive, since the main living room for Units 17 and 18 – with its large 19-foot-wide sliding door - opens directly onto the rear yard. This approach is consistent with the character of other homes along Pearce Drive, where many residences utilize tall hedges and bushes to achieve similar level of privacy and security. Below is a list of addresses with similar conditions for reference.

- 4781 Pearce Drive
- 4791 Pearce Drive
- 4861 Pearce Drive
- 4923 Pearce Drive
- 4945 Pearce Drive
- 16812 Lynn Lane
- 16821 Green Lane
- 16832 Green Lane



PEARCE STREET ELEVATION