

Existing Slope

- Slope offsite - sloping down from single family lots
- Neighboring homes sit above project

Typical Three-Story Townhome Building

- 3 building types
- 3 floor plan variation
- Maximum height of 35-38 feet, eaves at 30' for fire access
- Min. 72 SF private open space per unit

Common Open Spaces

- Amenity opportunities such as seating areas, tot lot, bbq grills, fire pit, dog bad station
- Open spaces help soften and buffer homes to adjacent neighborhood, enhance streetscene, and improve pedestrian experience

Internal Street

- 26' width for two way traffic, fire, and trash access
- Looping road with 20' inside radii and access off Jericho Road
- Curb adjacent sidewalk along one side for pedestrian circulation throughout the site

Edge Slope Condition

- Re-construct slope based on site grading and City standards
- Incorporation of retaining walls to stabilize developable pad and existing adjacent properties' slopes
- Neighboring homes sit below project site

Project Summary

Property Size¹: 3.49 Acres

No. of Units: 74 Three-Story Townhomes²

- 10 - Plan 2532: 1210 SF, 2 bed., 2.5 baths, 2-car garage
- 33 - Plan 1633: 1497 SF, 3 bed., 3 baths, 2-car garage
- 31 - Plan 1636: 1791 SF, 4 bed., 4 baths, 2-car garage

Density: 21.2 du/ac

Proposed Setbacks:

- Front (To Jericho Road): 15' to building
- Side (N and S Bndy): 10' to building minimum
- Rear (W Bndy): 17' to building minimum

Parking Required:

- Resident: 2 Spaces per Unit (1 covered)
- Guest Spaces: 0.4 of one space per DU required shall be assigned as guest (31 spaces)

Parking Provided:

- Resident: Private 2-car garage per unit
- Guest Spaces³: 17 spaces

Open Space Required:

- Total: 25,200 SF (340 SF per unit)
- Private Open Space minimum dimension of 6 feet

Open Space Provided:

- Total⁴: 30,356 SF (410 SF per unit)
- Private Porches (6' min. dim., 72 SF min area): 3,410 SF
- Private Decks (6' min. dim., 72 SF min area): 7,771 SF
- Common Open Space: 19,175 SF

Notes:

1. Maintains existing knuckle geometry and location.
2. Type VB construction with NFPA 13D automatic sprinkler system.
3. Guest parking reduced per AB 2097. Guest spaces are 9' x 19' for perpendicular spaces, 8' x 23' for parallel spaces.
4. Total private open space reflects the total private provided open space which exceeds the standard limiting it to 100 SF per home. Provided open space limiting the private amount to 7,400 SF would total 26,575 SF (359 SF per unit).
5. Existing General Plan: Urban Residential
6. Existing Zoning: R1
7. Proposed General Plan: Multiple Unit Residential
8. Proposed Zoning: R3
9. Assessor's Parcel Numbers: 486-670-18-00

Illustrative Site Plan

9407 Jericho Road

La Mesa, California

April 2023

MeritageHomes
Setting the standard for energy-efficient homes™

MLC Holdings, Inc.

