

**E. PUBLIC HEARING**

3. **TTM 37030:** Application for a Tentative Tract Map to subdivide approximately 54 acres into 45 lots for condominium purposes and 17 lettered lots for open space, park and street right-of-way purposes in the Low Density Residential, Medium Density Residential, High Density Residential, and Park designations of the Arantine Hills Specific Plan (SP09-001) located south of Eagle Glen Parkway, west of Interstate 15.
4. **PP16-012:** A Precise Plan application for the review of the site plan, architecture, landscaping and fence/wall design associated with the development of 393 residential units consisting of 100 single family detached condominiums, 192 attached and detached condominiums in cluster configurations, 101 townhomes in the Low Density Residential (LDR, Planning Area 8), Medium Density Residential (MDR, Planning Area 5), High Density Residential (HDR, Planning Area 6), and Park (P, Planning Areas 4 and 7) designations of the Arantine Hills Specific Plan (SP09-001) south of Eagle Glen Parkway, west of Interstate 15.

***Applicant: John Sherwood, The New Home Company***

At the request of Vice Chair Bennett, Terri Manuel, Planning Manager, reviewed the staff reports for items E3 through E4 concurrently, as they are related. At the conclusion of the presentation, Ms. Manuel offered to answer any questions of the Commission.

Commissioner Ruscigno asked for an update on the status of the Cajalco bridge that is supposed to be built in this area and if it is approved.

Ms. Manuel deferred to the applicant or to Public Works for the update.

TOM KOPER, ASSISTANT PUBLIC WORKS DIRECTOR, stated that the bid is expected to go out in May, the contract approval in June, and construction is anticipated to begin in July of 2017. The city is working out the details with Caltrans.

Commissioner Ruscigno asked if the funding is available.

Mr. Koper stated the funding will be provided by the developer.

Ms. Coletta added that the developer will post the funding prior to the issuance of the first building permit. In the meantime, as the city needs funding for design and bid purposes, the New Home Company has been supplying the funding to the city.

Commissioner Ruscigno asked for clarification related to the modification of the traffic study.

Mr. Koper stated that based on national standards, condominiums are considered to produce less trips than single-family homes would, and that was the foundation of the revised analysis.

Commissioner Ruscigno stated the trend seems to be less yard space but that the condominiums still have up to three bedrooms.

Mr. Koper stated that Mr. Kain (Urban Crossroads) can elaborate further on the traffic numbers in their analysis.

Vice Chair Bennett opened the public hearing.

WES SPEAKE, RESIDENT, stated the developer did a good job at designing this project. He said that he is glad that the trails will be maintained and opened to the public. He has a concern with parking in the area referring to a project at Kellogg and Santana Way where garage storage was prohibited to ensure that parking is available. He stated he is disappointed in the information that was posted on the city website. There should be more color exhibits and more information.

JOHN SHERWOOD, THE NEW HOME COMPANY, thanked staff for all their hard work. He noted approximately 200 conditions of approval in reference to a thorough analysis that was completed by staff.

Commissioner Ruscigno asked about the dark sky requirement comment that was submitted via written comment by a resident. He would also like the New Home Company to address the traffic concerns.

Ms. Coletta stated this project will be utilizing efficiency lighting standards for the street lights and whatever is required for the homes.

Commissioner Norton asked what the vision is for the future phases.

Mr. Sherwood stated that there are two entries off Eagle Glen. The eastern entry is a continuation of Bedford Canyon Road. The west entry is Clementine. Phase I will focus on the entry at Clementine for a few reasons. It is a picturesque entry. In addition, the other entry off Bedford Canyon will be a large construction site for a longer period. From a marketing and initial resident perspective, the ideal entry would be off Clementine. Phase II would continue eastward. Bedford will be fully improved and completed to go along with the commercial property on the east side of that road. Phase III will focus on the western segment of the project. The developer also owns property on the bluff, which is off the map to the south. He said that could be a stand-alone phase or can be incorporated with Phase II depending on the market and progression of the development.

Commissioner Norton asked for clarification on the water quality basin.

Mr. Sherwood stated that is part of the water quality permitting through the regional board. All of the storm drain facilities throughout the project terminate at that location. Infiltration will occur, depending on the make-up of the soil, where pollutants are essentially filtered out. Any excess water will be cleaned at that point and would dissipate into the channel in a clean condition.

Commissioner Norton asked if this is handling onsite drainage.

Mr. Sherwood stated yes.

MR. JOHN KAIN, URBAN CROSSROADS, stated the strongest determinant of traffic generation differential between residential units is the nature of whether it is a condominium or a single family detached home and is based on nationally recognized standards in the ITE (Institute of Transportation Engineers) Manual. The size of the units can vary quite a bit. The rationale is that, over time, things can change with single-family homes like room additions that can expand their use presumably resulting in more trips. However, with condominiums, what you see is pretty much what you are going to get long term. Single-family homes attract a higher level of activity. It has to do with services provided on site and off site. It also has to do with the nature of the buyers like the size of the family and age of the families. Young families, for affordability purposes, may start out in a condominium. Over time, however, when the children of these families become driving age, it is possible that these families gravitate towards single-family homes. For every individual unit, it is possible to see quite a variance in trip generation. Units could be empty for a long period, generating no trips or there could be a unit that has several drivers creating several trips. For the purposes of these studies, there is a strong correlation between condominiums and single-family detached. That correlation points to less trip activity during peak hours and on a daily basis for condominiums versus single-family detached homes.

Commissioner Ruscigno asked when this project will break ground.

Mr. Sherwood stated that working drawings for the architecture are completed and are in plan check. Pending approval of those plans, it is anticipated that this project will begin construction late summer or early fall with an anticipated opening date of first or second quarter of next year.

Commissioner Ruscigno asked if the bridge will be almost halfway completed at that point.

Mr. Sherwood said it will take approximately two years to build the bridge so, yes, it will be well on its way to completion.

Commissioner Ruscigno asked when the Toscana will be completed.

Mr. Sherwood stated he is not sure but can find out that information.

JOE MORGAN, RESIDENT, stated he did not hear any clarification on the lighting aspect of the project. He stated he feels there are no lighting conditions per city standards. In terms of the traffic analysis, it does not make sense to assume that more traffic will generate out of a single-family residence versus a condominium.

Ms. Manuel stated that in regards to the lighting issue, this project will be a residential subdivision. There will not be a commercial center in this particular area. The level of lighting that will be associated with this project will be very similar to what you see in the Eagle Glen development. It will be street lights. It will be ambient lighting from people's homes. In the areas where there might be parking lots, there is a requirement in the municipal code that those lights have to be shielded to keep lighting contained on the site. That is just standard operating procedure.

Vice Chair Bennett closed the public hearing.

**Motion was made by Ruscigno, seconded by Norton, and carried, that the Planning and Housing Commission recommend APPROVAL OF TTM 37030 to the City Council, based on the findings contained in the staff report and conditions of approval.**

**AYES: Kirk D. Bennett, Mitchell Norton, and Jeff Ruscigno**  
**NOES: None**  
**ABSTAINED: None**  
**ABSENT: Yolanda Carrillo and Timothy Jones**

**Motion was made by Norton, seconded by Ruscigno, and carried, that the Planning and Housing Commission adopt Resolution No. 2491 GRANTING PP16-012, based on the findings contained in the staff report and conditions of approval.**

**AYES: Kirk D. Bennett, Mitchell Norton, and Jeff Ruscigno**  
**NOES: None**  
**ABSTAINED: None**  
**ABSENT: Yolanda Carrillo and Timothy Jones**