



Agenda Report

File #: 19-0690

**AGENDA REPORT
REQUEST FOR CITY COUNCIL ACTION**

DATE: 8/21/2019
TO: Honorable Mayor and City Council Members
FROM: Community Development Department

SUBJECT:

City Council consideration to approve TTM 37644 an application to subdivide 51.15 acres into 45 numbered lots for the development of 490 residential condominium units and 32 lettered lots for the construction of private streets, open space, private park, and other improvements associated with the development in the Low Density Residential (Planning Area 8), Medium Density Residential (Planning Area 9), High Density Residential (Planning Area 10), and Park (Planning Area 18) designations of the Arantine Hills Specific Plan (SP09-001) (located south of Eagle Glen Parkway and west of Interstate 15). (Applicant: John Sherwood, Arantine Hills Holding/The New Home Company)

RECOMMENDED ACTION:

That the City Council approve TTM 37644 subject to the findings and conditions as recommended by the Planning and Housing Commission.

ANALYSIS:

TTM 37644 proposes to subdivide 51.15 acres into 45 numbered lots for the development of 490 residential condominium units to accommodate the development of Phase 2 of the Arantine Hills Specific Plan. The map also proposes to establish 32 lettered lots for the construction of private streets, open space, a private park, and a trail which are all improvements associated with the development of the Phase 2 area. The subdivision is proposed within Planning Areas 8, 9, 10, and 18 of the Arantine Hills Specific Plan within the low density, medium density and high density residential designations and park designation.

Background

The Arantine Hills Specific Plan is a 307.8-acre master plan originally adopted in 2012 and later amended in 2016 by a specific plan amendment. The specific plan consists of 191.6 acres to be

developed for residential purposes at varying densities up to a maximum of 1,621 dwelling units. However, a total of 1,806 residential units are allowed if 185 residential units are age-restricted for senior citizen housing. The plan also provides for 10 acres of commercial development, 10 acres of private parks, and 77.4 acres of open space. An Environmental Impact Report was certified for the Arantine Hills Specific Plan in August 2012 and a Supplement EIR was later certified in 2016 in conjunction with the first specific plan amendment. A second amendment was approved in December 2018 to annex approximately 32 acres into the specific plan with an Addendum to the EIR adopted by the City Council. The master subdivision tract map for Arantine Hills (Tract 36294) has been recorded and the master developer also operates under a recorded Development Agreement (DA15-001) between the City and Arantine Holdings, LLC. The development agreement gives the developer the vested right to develop the Arantine Hills Specific Plan in accordance with the adopted land use regulations in exchange for the construction of certain public infrastructure. The most noteworthy infrastructure improvement associated with the development of the specific plan is the construction of the Interstate 15/Cajalco Interchange Improvement project. The master developer's fair share cost toward the construction of the interchange improvement is 32.5%. However, the developer advanced the funds to the city for the unfunded portion of the improvement, the remaining 67.5%, so that construction within the Arantine Hills Specific Plan would not be delayed.

Section 5.9 of the Arantine Hills Specific Plan (SP09-001) describes the order of the infrastructure phasing plan and development plan for the master planned community with the location of each phase shown in Exhibit 5.16. Currently under construction is Phase 1 which was approved by TTM 37030 and PP16-012 in March 2017. Phase 1 covers 54 acres, 393 residential units and the community club houses (multi-purpose room, outdoor lounge, tot-lot and barbeques) and active recreational amenities (3 swimming pools, outdoor lounge and patios and jacuzzi). The unit types consist of 292 detached residential units and 101 attached townhouses. At this time, 150 residential building permits and 69 Certificates of Occupancy (C of O) have been issued by the city for Phase 1.

The developer is in compliance with the development agreement with the city and is meeting their infrastructure obligations required by the agreement for the construction costs associated with the Interstate 15/Cajalco Road Interchange Improvement Project, the 2.5 million gallon water reservoir planned on Keith Street, the sewer system upgrades, and certain traffic signals required by the project's EIR. At the present time, the interchange improvement project is 76% completed, the sewer upgrades are completed, and the traffic signals associated with Phase 1 have been constructed. The city anticipates the construction of the water reservoir to start in September 2019, and the developer is paying their fair share cost associated with the construction. Arantine Hills is allowed up to 700 residential certificates of occupancy prior to the completion of the reservoir.

Project Description

Table A below summarizes the proposed uses for the lots, the lots' planning area, the number of units associated with each planning area and the respective land use designations of Low Density Residential (LDR), Medium Density Residential (MDR), and High Density Residential (HDR). Table B below summarizes the proposed uses for the lettered lots.

**TABLE A
NUMBERED LOTS**

Lots	Product Type	Units	Planning Area / Land Use Designation
1 - 11	Single Family Detached	88	8 / LDR ¹
12 - 23	Cluster units in 6-pack configurations	66	9 / MDR ²
24 - 29	Triplex units	72	10 / HDR ³
30 - 37	Cluster units in 8-pack configurations	78	10 / HDR
38 - 41	Townhomes (2-story)	103	9 / MDR & 10 / HDR
42 - 45	Townhomes (3-story)	83	10 / HDR

1. Low Density Residential, 3 to 6 du/ac
2. Medium Density Residential, 6 to 15 du/ac
3. High Density Residential, 15 to 36 du/ac

**TABLE B
LETTERED LOTS**

Lots	Land Use
A	Park
B - G	Open Space
H	Trail
I - L	Open Space
M - Z	Private Streets
AA - FF	Private Streets

Lots 1 - 11 will be developed with single family detached homes. Lots 12 - 23 will be developed with 6-pack units which are configured in clusters of six detached homes taking access from a common alley. Lots 24 - 29 will be developed with triplex units which are configured in clusters of three detached homes taking access from a common alley. Lots 30 - 37 will be developed with 8-pack units which are configured similar to the 6-pack units. Lots 38 - 41 will be developed with two-story attached townhomes, and Lots 42 - 45 will have three-story attached townhomes. As the map is for condominium purposes, all units within the development will be condominium homes.

The lots being created by TTM 37644 range from 12,510 square feet to 92,044 square feet. The lot sizes are designed for residential condominium purposes and will accommodate multiple residential units on a single lot separated by an exclusive use area devoted to each residential unit. The high density and medium density designations of the specific plan do not require a minimum size for the exclusive use area but dictates yard space by requiring a minimum separation between buildings and streets. The low density designation requires a minimum exclusive use area of 2,700 square feet for low density condominium development.

Lot A is the location of a 1.26-acre private park being constructed with Phase 2 and will serve the

residents within the gated Arantine Hills community, similar to all the other common amenities provided in the community. This park was also identified in the development agreement (first amendment) for Planning Area 18.

Lots B - G, I, and J will contain open space and slopes which are located along the westerly and northerly perimeters of Phase 2. Two of these lots (E and J) are located next to the off-site slope owned by the Eagle Glen Homeowners' Association to the north of Phase 2. Lot H is located along the northerly perimeter of Phase 2 and will contain a 10-foot wide trail which will connect Eagle Glen Parkway through the project site to the Multipurpose Trail located along Bedford Wash. The trail will also connect to the trail within Phase 1. Lots K and L are located at the northeasterly perimeter of Phase 2 behind Lot 9. These two lots will contain slopes that face Bedford Canyon Road.

Lots M - Z and AA - FF will contain the residential private local streets which will serve as access to the residential neighborhoods within the planning areas. The private/public collector street on Bedford Canyon Road and private collector street on Hudson House Drive were constructed in Phase 1 and will provide access into the planning areas within Phase 2. The private local streets have overall rights-of-way widths ranging from 50 feet to 66 feet.

The Planning and Housing Commission at their meeting on July 22, 2019, inquired if on-street parking could be provided on Ruby Lane (Lot U) and Bergamot Lane (Lot R) because the on-street parking plan showed no parking on these two streets. As designed on the tentative tract map, the overall right-of-way width for both streets is 50 feet with the roadway width being 30 feet curb-to-curb. However, per the city's Private Way design standard parking is allowed on one side of the street within the 30-foot wide roadway standard. Since the meeting, the applicant consulted with their fire safe planning consultant and the consultant confirmed that parking on one side of the street would be acceptable in this area.

COMMITTEE ACTION:

Not applicable.

STRATEGIC PLAN:

Not applicable.

FISCAL IMPACT:

The applicant paid \$11,368.00 in application processing fees for the tentative tract map application.

ENVIRONMENTAL ANALYSIS:

Per Sections 15162 and 15163 of the State Guidelines for implementing the California Environmental Quality Act (CEQA), no subsequent environmental evaluation is required when an Environmental Impact Report (EIR) has been certified for a project and no substantial changes have been made to the project. The Arantine Hills Specific Plan is a master plan that was comprehensively evaluated in an Environmental Impact Report (EIR) certified on August 15, 2012 and a Supplemental Environmental Impact Report (SEIR) adopted on May 19, 2016. An Addendum to the EIR was also adopted by the City Council in December 2018 for a second amendment to the specific plan to annex approximately 32 acres into the Arantine Hills Specific Plan. The subject applications of TTM 37644 and PP2019-0004 are project level proposals that are wholly consistent with and will implement the approved specific plan. Mitigation measures identified in the EIR and SEIR will be carried through to each project level development plan that implements the master plan, and therefore, subsequent

evaluation at the project level under CEQA is not required.

PLANNING AND HOUSING COMMISSION ACTION:

At its meeting of July 22, 2019, the Planning and Housing Commission considered the subject matter and took the following action:

Motion was made, seconded (Siqueland/Shah) and carried unanimously with Vice Chair Jones absent, that the Planning and Housing Commission recommend approval of TTM 37644 to the City Council, based on the findings contained in the staff report and conditions of approval. The minutes of the Planning and Housing Commission meeting are included as Exhibit 4.

PREPARED BY: JOANNE COLETTA, COMMUNITY DEVELOPMENT DIRECTOR

REVIEWED BY: KERRY D. EDEN, ASSISTANT CITY MANAGER/ADMINISTRATIVE SERVICES DIRECTOR

REVIEWED BY: MICHELE NISSEN, ASSISTANT CITY MANAGER

SUBMITTED BY: MITCHELL LANSDELL, ACTING CITY MANAGER

Attachments:

1. Locational and Zoning Map.
2. Site Plan for TTM 37644.
3. Planning and Housing Commission Staff Report
4. Draft Minutes of the Planning and Housing Commission meeting of July 22, 2019.

APPLICANT INFORMATION

John Sherwood, Arantine Hills Holding/The New Home Company, 85 Enterprise, Suite 450, Aliso Viejo, CA 92565