



Legislation Details (With Text)

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Title: City Council consideration to approve TTM 37030 an application to subdivide approximately 54 acres into 45 lots for condominium purposes and 17 lettered lots for open space, park and street rights-of-way 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). (Applicant: John Sherwood - The New Home Company)

Sponsors:

Indexes:

Code sections:

Attachments: 1. EXHIBIT 1 - Locational Map, 2. EXHIBIT 2 - Tentative Tract Map 37030, 3. EXHIBIT 3 - Planning & Housing Comm Staff Report, 4. EXHIBIT 4 - Draft Minutes of the Planning & Housing Comm. Meeting of March 6, 2017

Date	Ver.	Action By	Action	Result
4/5/2017	2	City Council	adopted	Pass

AGENDA REPORT REQUEST FOR CITY COUNCIL ACTION

DATE: 4/5/2017

TO: Honorable Mayor and City Council Members

FROM: Community Development Department

SUBJECT:

City Council consideration to approve TTM 37030 an application to subdivide approximately 54 acres into 45 lots for condominium purposes and 17 lettered lots for open space, park and street rights-of-way 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). (Applicant: John Sherwood - The New Home Company)

RECOMMENDED ACTION:

That the City Council approve TTM 37030 subject to the findings and conditions as recommended by the Planning and Housing Commission.

ANALYSIS:

Tentative Tract Map 37030 will create residential lots for condominium purposes as the first phase of development in the Arantine Hills Specific Plan located south of Eagle Glen Parkway and west of Interstate 15. The map will facilitate the construction of 393 residential units being reviewed via Precise Plan 16-012. Forty-five numbered lots will accommodate 100 single family detached condominiums, 96 detached units in clusters of six with shared drive access, 96 paired units in clusters of eight with shared drive access, and 101 townhomes. The residential land uses within the boundary of TTM 37030 include Low Density Residential (3-6 dwelling units to the acre), Medium Density Residential (6-15 du/ac), and High Density Residential (15-36 du/ac). The 17 lettered lots contain open space areas, trail areas, an active park and rights-of-way for private streets and associated utilities.

The below table summarizes the residential unit types associated with the residential lots being created by TTM 37030.

Lot and Unit Summary						
Planning Area	Lot Numbers and Unit Types		Number of Units	Acres	Density (du/ac)	
					Allowable Range	Actual
5 (MDR)	21-30	6-pack	60	5.9	6-15	10.1
6 (HDR)	31-45	6 and 8 pack cluster	110	15.3	15-36	13.0
	1-4	Townhomes	89			
8 (LDR)	5-11, 16-20	Single Family Detached	100	18.8	3-6	5.3
	12-15	6-pack (models) (models) Townhomes (models)	6 16 12	2.6	Up to 36**	13
** Model homes are in the overlay area within Planning Area 8; subject overlay of 2.6 acres allows up to 36 du/ac for model home project						

Primary access into the Arantine Hills project from Eagle Glen Parkway is part of the underlying backbone infrastructure established by the previous master map (TTM 36294R) approved in May 2016. The map designed and guaranteed the roadway network via Streets A, B, and C. The master map shall be recorded before TTM 37030 can record and commence development. The interior streets of the proposed subdivision will be private streets maintained by the project's homeowners' association. The looped street from Hudson House Drive (Streets A, B, and L) will have a right-of-way width of 66 feet. The rest of the interior street sections are designed to have a right-of-way width of 56 feet.

The 24-foot wide access easements shown on Lots 1-4, 12-15, and 21-45 are the locations of the shared drive aisles for the townhouses and clustered condominiums. A two-foot wide public utility easement is also shown adjacent to the access easements to accommodate underground utilities to the unit. A 30-foot wide easement for storm drain and utilities is also being provided between J Street and O Street crossing Lot 12 and Lot G. The map also identifies other older existing easements to be

removed or protected in place.

TTM 37030 will create lots designed to accommodate a range of residential units that can be sold as condominiums. The lots correspond to the respective planning areas of the Arantine Hills Specific Plan and are designed to comply with the subdivision standards imposed by the specific plan and the municipal code. This map is but one implementation tool for the overall Arantine Hills master plan.

COMMITTEE ACTION:

Not applicable.

STRATEGIC PLAN:

Not applicable.

FISCAL IMPACT:

The applicant has paid all required processing fees for this request.

ENVIRONMENTAL ANALYSIS:

Per Sections 15162 and 15163 of the State Guidelines for Implementing CEQA, no subsequent environmental evaluation is required when an EIR has been certified for a project and no substantial changes have been made to the project. In May 2016, a Supplemental Environmental Impact Report was certified which comprehensively evaluated an amendment to the Arantine Hills Specific Plan (SPA15-002). The evaluation pertained programmatically to the overall Arantine Hills development plan which was revised from the original plan adopted in 2012 to reduce land use intensities by eliminating mixed uses, reducing commercial uses, and reallocating the same number of allowable units across the project site. The subject application of TTM 37030 is project level proposal that is wholly consistent with and will implement the entitled master plan. Mitigation measures identified in the 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. For purposes of declaration, staff has prepared a Preliminary Exemption Assessment and Notice of Exemption to be filed with the county clerk.

PLANNING AND HOUSING COMMISSION ACTION:

At its meeting of March 6, 2017, the Planning and Housing Commission considered the subject matter and took the following action:

Motion was made, seconded (Ruscigno/Norton) and carried unanimously with Chair Carrillo and Commissioner Jones absent, 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. 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

SUBMITTED BY: DARRELL TALBERT, CITY MANAGER

EXHIBITS:

1. Locational Map.
2. Tentative Tract Map 37030.
3. Planning and Housing Commission Staff Report.
4. Draft Minutes of the Planning and Housing Commission meeting of March 6, 2017.

Applicant: John Sherwood, The New Home Company, 85 Enterprise, Suite 450, Aliso Viejo, CA 92656