



Legislation Details (With Text)

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Title: City Council consideration of Precise Plan 2019-0004, an application for the site plan, architecture, landscaping, and fence and wall design associated with the development of 490 residential condominium units and two private parks in the Low Density Residential (Planning Area 8), Medium Density Residential (Planning Area 9), High Density Residential (Planning Area 10), Park (Planning Area 18), and Open Space (Planning Area 16) 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)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Staff Report, 2. Staff Report with Attachments

Date	Ver.	Action By	Action	Result
8/21/2019	1	City Council		

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 of Precise Plan 2019-0004, an application for the site plan, architecture, landscaping, and fence and wall design associated with the development of 490 residential condominium units and two private parks in the Low Density Residential (Planning Area 8), Medium Density Residential (Planning Area 9), High Density Residential (Planning Area 10), Park (Planning Area 18), and Open Space (Planning Area 16) 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:

1. Take no action, thereby affirming the Planning and Housing Commission's action granting PP2019-0004, based on the findings contained in the staff report and conditions of approval.

- OR -

2. Set the item for review at a subsequent meeting.

ANALYSIS:

PP2019-0004 is the development plan for Phase 2 of the Arantine Hills Specific Plan located south of Eagle Glen Parkway and west of Interstate 15. Phase 2 includes Planning Areas 8, 9, 10 and 18 within the low density, medium density and high density residential designations and park designation of the specific plan. Phase 2 will accommodate 490 residential units with the residential products types being single family detached and attached townhouses. The residential product types are very similar to the residential units being constructed in Phase 1 of the specific plan.

The breakdown of the Phase 2 plan is described below in Table A.

Table A
Phase 2 Unit Summary

Planning Area	Unit Type	Number of Units	Acreage per Planning Area	Allowable Density Range	Actual Density
8 (LDR)	SFD (47 x 80)	88	18.35 ¹	3-5 du/ac	4.7 du/ac
9 (MDR)	6-pack Townhomes (2-story) (attached)	66 59	10.7	6-15 du/ac	11.7 du/ac
10 (HDR)	Townhomes (attached) Triplex 8-pack Townhomes (3-story) (attached)	44 72 78 83	21.4	15-36 du/ac	11.7
Total		490	--	--	--

1. Planning Area 8 has an overall acreage of 42.5 acres. The 18.35 acres shown for Planning Area 8 is comprised of only the area being developed in Phase 2. The remaining acreage is being developed in Phase 1.

The plan also includes a private park in Planning Area 18 of the specific plan and a dog park located along the Bedford Wash multi-use trail on the south side of Hudson House Drive. The residential units are located in Planning Areas 8, 9, and 10, and the park sites will be developed in Planning Areas 16 and 18. Each residential planning area has its own land use designation and allowable density range as shown in Table A above and in the Arantine Hills Specific Plan Land Use Plan.

Residential Product Types

Single Family Detached Units (47 x 80)

The Single Family Detached (SFD) units are located within Planning Area 8 which has a land use

designation of Low Density Residential (LDR). This designation permits development to occur at a density ranging from 3 to 6 du/ac. The applicant is proposing 88 SFD units within this planning area which result in a density of 4.7 du/ac which is within the allowable density range.

Table B
Single Family Detached (47 x 80)
Planning Area 8

Floor Plan	Floor Area	No. of Bedrooms & Bathrooms	No. of Garage Spaces	Extra Features
Plan 1	2,499 s.f.	4 bed / 3 baths	2-car garage	Bonus room
Plan 2	2,621 s.f.	4 bed / 3 baths	2-car garage	Bonus room
Plan 3	2,900 s.f.	4 bed / 3 baths	2-car garage	Bonus room & Den

The single family detached residential unit is plotted on an exclusive use area (EUA) that is a minimum of 47' w x 80' d which is equivalent to 3,760 square feet. The EUA includes the area underneath the building footprint as well as the front, side and rear yards surrounding the unit which is being fenced for the private and exclusive use of each home. The EUA proposed for the SFD units ranges from 3,760 to 7,453 square feet, exceeding the specific plan's minimum EUA requirement of 2,700 square feet per unit for this particular product type. All the units are below the maximum allowable lot coverage of 60 percent per EUA. The plotting of the units complies with the minimum front, side, and rear building setbacks which are taken from the shared EUA line located between the units.

6-Pack Units

The 6-pack units are located within Planning Area 9 in the Medium Density Residential (MDR) designation. The specific plan permits development within the MDR designation to occur at a density ranging from 6 to 15 du/ac. The applicant is proposing 66 6-pack units within Planning Area 9 which also includes 59 of the 103 two-story townhomes. In total, this planning area will have 125 total units which result in a density of 11.7 du/ac which is within the allowable density range.

Table C
6-Pack Units
Planning Area 9

Floor Plan	Floor Area	No. of Bedrooms & Bathrooms	No. of Garage Spaces	Extra Features
Plan 1	1,833 s.f.	3 bed / 2.5 baths	2-car garage	N/A
Plan 2	1,954 s.f.	4 bed / 3 baths	2-car garage	N/A
Plan 3	2,089 s.f.	4 bed / 3 baths	2-car garage	Bonus room

Townhomes (2 story)

The two-story townhome product is the only product that is being carried over from Phase 1. This product straddles across two different planning areas in which 59 units are located with the 6-pack units in Planning Area 9 (MDR) and 44 units are located within Planning Area 10 (HDR) with three

other product types. As discussed in the previous section, Planning Area 9 will have a total 125 units which result in a density of 11.7 du/ac which is within the allowable density range for the MDR designation. Planning Area 10 will have a total of 277 units which result in a density of 12.9 du/ac. This density is within the allowable density range of 15 to 36 du/ac established for the HDR designation.

**Table D
Townhomes (2 story)
Planning Area 9**

Floor Plan	Floor Area	No. of Bedrooms & Bathrooms	No. of Garage Spaces
Plan 1	1,211 s.f.	2 or 3 bed / 2.5 baths	2-car garage
Plan 2	1,300 s.f.	3 bed / 2.5 baths	2-car garage
Plan 3	1,508 s.f.	3 bed / 2.5 baths	2-car garage

Triplex Units (PA 10)

The triplex units are located within Planning Area 10 in the High Density Residential (HDR) designation. This planning area permits density ranging from 15 to 36 du/ac. The applicant is proposing 72 triplex units within Planning Area 10 which also includes 78 8-pack units, 44 two-story townhomes, and 83 three-story townhomes. In total, Planning Area 10 will have 277 units which result in a density of 12.9 du/ac which is within the allowable density range.

**Table E
Triplex Units
Planning Area 10**

Floor Plan	Floor Area	No. of Bedrooms & Bathrooms	No. of Garage Spaces	Extra Features
Plan 1	1,536 s.f.	3 bed / 2 baths	2-car garage	N/A
Plan 2	1,779 s.f.	3 bed / 2.5 baths	2-car garage	Den
Plan 3	1,808 s.f.	4 bed / 3 baths	2-car garage	N/A

8-Pack Units (PA 10)

The 8-pack units are located within Planning Area 10 in the HDR designation. TTM 37644 proposes to create eight lots within this planning area to accommodate 78 8-pack units. The units are plotted in clusters of eight detached units that take vehicular access from a shared common drive.

**Table F
8-Pack Units
Planning Area 10**

Floor Plan	Floor Area	No. of Bedrooms & Bathrooms	No. of Garage Spaces
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Plan 1	1,713 s.f.	3 bed / 2.5 baths	2-car garage
Plan 2	1,776 s.f.	3 bed / 2.5 baths	2-car garage
Plan 3	2,006 s.f.	3 bed / 2.5 baths	2-car garage

Townhomes (3 story) (PA 10)

The three-story townhomes are located within Planning Area 10 in the HDR designation. TTM 37644 proposes to create four lots within this planning area to accommodate 83 townhomes which are attached in groups of four to five units. Each unit has an attached two-car garage that takes access from a common drive.

Table G
Townhomes (3 story)
Planning Area 10

Floor Plan	Floor Area	No. of Bedrooms & Bathrooms	No. of Garage Spaces
Plan 1	1,412 s.f.	3 bed / 2.5 baths	2-car garage
Plan 2	1,550 s.f.	3 bed / 3.5 baths	2-car garage
Plan 3	1,530 s.f.	3 bed / 2.5 baths	2-car garage

Architectural Theme

The applicant is proposing to use the same three architectural themes that were approved for Phase 1 for Phase 2. These are Mediterranean, Contemporary Farmhouse, and Monterey which are proposed for each product type. The Mediterranean elevation features stucco wall, window trims, gable end details, recessed windows, and flat or S-shaped concrete tiles. The Contemporary Farmhouse elevation features the same concrete tiles, stucco walls with vertical board and batten siding, and window shutters. The Monterey elevation features flat tiles, stucco walls with horizontal siding, window shutters, potshelf accents, and board and batten railings.

Residential Streets

The companion tentative tract map, TTM 37644, application establishes the residential streets within Phase 2. The residential streets are designed to be private local streets and maintained by the project's homeowners' association. Most of the private local streets have an overall right-of-width of 56 feet with a 36-foot wide roadway curb-to-curb. Some of the street rights-of-way are as wide as 60 feet and 66 feet in certain areas to accommodate varying parkway widths, but the roadway is maintained at a width of 36 feet.

Two streets, Ruby Lane and Bergamot Lane, are shown to have a right-of-way width of 50 feet with the roadway having a width of 30 feet curb-to-curb. The streets are in PA 8 and are near the site's northerly perimeter adjacent to the HOA slope for the neighboring Eagle Glen community. No houses front or take access from these streets. These two streets also abut a retaining wall that supports a

10-foot wide pedestrian trail on the north side that provides access from Eagle Glen Parkway into the community. At the Planning and Housing Commission meeting of July 22, 2019, the Commission inquired if on-street parking could be made available on those two streets. 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.

Parking

Parking is provided for each unit in the form of garage parking or street parking which is permitted by the specific plan. The residential streets within the specific plan are private streets beyond the gates and will be maintained by the community's Homeowners' Association. On-street parking is allowed on streets that have a minimum roadway width (minus sidewalks and parkway) of 36 feet. Roadways less than 36 feet wide will have parking restrictions. On-street parking spaces are allowed for guest parking for the single family detached and single family cluster units. The townhouses however are required to provide marked parking spaces for residents and guests. Table H outlines the parking required and provided for the various product types.

**Table H
Parking Summary**

Product Type and No. of Units	Parking Ratio	Parking Required	Provided: Covered Garages	Provided: Uncovered Spaces (street & on-site)	Provided: Uncovered Spaces (driveway)	Provided: Guest Spaces (street and on-site)
SFD (88 units)	2 covered/unit	176	176	68	176	N/A
6-pack (66 units)	2 covered/unit, 0.5 uncovered/unit, and 1 guest space/5 units	178	132	33	132	34
8-pack (78 units)	2 covered/unit, 0.5 uncovered/unit, and 1 guest space/5 units	211	156	39	N/A	42
Triplex (72 units)	2 covered/unit, 0.5 uncovered/unit, and 1 guest space/5 units	194	144	36	N/A	42
Townhouses (186 units)	2 covered/unit, 0.5 uncovered/unit, and 1 guest space/5 units	502	372	93	N/A	41
TOTAL UNITS = 490		1,261	980	269	308	159

Access

The master backbone streets that provide access from Eagle Glen Parkway to Phase 2 include Bedford Canyon Road, Clementine Way, and Hudson House Street which were constructed in Phase 1. The Bedford community is designed to be a private, gated community and has vehicular gated entry points on Clementine Way and Bedford Canyon Road. Roundabouts are located at the intersections of Clementine Way and Hudson House Drive and Bedford Canyon Road and Hudson House Drive. The sections of Hudson House Drive and Bedford Canyon Road adjacent to Phase 2 have not been fully landscaped and will be completed with the construction of Phase 2.

Park and Open Space Amenities

The park in PA 18 features a large open turf play area, splash pad, several picnic tables with barbeques, and a 2,970 square foot recreation building that contains a multi-use fitness room, restrooms, and storage. Several trees line the perimeters of the park and around the recreation building. This park is in addition to the Hudson House community buildings, 3 pools and spa constructed in Phase 1 for the entire Bedford community.

A dog park is proposed between the Bedford Wash Multi-Use Trail and Hudson House Drive. This area falls within Planning Area 16 of the specific plan and has a land use designation of Open Space which permits the use. The dog park consists of two areas - one for large dogs and one for small dogs. Each area is fenced with wrought iron fencing. On the west end of the dog park is a small passive park with bench seating and shade trees which is also a permitted use in the Open Space designation. The dog park and passive area adds approximately 35,000 square feet of additional useable open space to the development.

Also, the trail plan for Phase 2 continues to provide trails that will provide connectivity to the trails constructed in Phase 1.

Landscape Areas

The master developer will be responsible for installing the landscaping within the parkways that are located along the following backbone roads: Olvida Street, Parson Brown Drive, Hudson House Drive, north side of Pomelo Drive, and west side of Bedford Canyon Road. Additionally, the two park sites and any slopes that are located on the exterior side of a perimeter wall will be landscaped by the master developer. All areas to be landscaped by the master developer will be maintained by the master HOA. The merchant builders will provide landscaping for the front yards of the detached units, common areas between the townhouse buildings, and parkways along certain streets. These areas will be maintained by the respective neighborhood HOA. Homeowners will be responsible for landscaping and maintaining their own private side and rear yards.

Fences and Walls

The fences and walls will be the same as that in Phase 1. All masonry walls proposed for the site will be six feet in height and have a splitface finish on the exterior side facing the street and a precision finish on the interior side facing the unit. Side yard return walls that are visible to the private streets and common drives will also have the same wall design. All interior fencing that will be constructed along the shared EUA lines between the units will be constructed of six-foot high vinyl fence.

Pilasters are required by the specific plan to be incorporated into the perimeter walls at regular intervals to enhance perimeter walls and tube steel fencing where prominently visible to break up wall massing and to finish corners and wall termini.

COMMITTEE ACTION:

Not applicable.

STRATEGIC PLAN:

Not applicable.

FISCAL IMPACT:

The applicant paid \$14,439.00 in application processing fees for the precise plan.

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) which was certified August 15, 2012 and a Supplemental Environmental Impact Report (SEIR) was 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:

Motion was made, seconded (Siqueland/Shah) and carried unanimously with Vice Chair Jones absent, that the Planning and Housing Commission adopt Resolution No. 2535 granting PP2019-0004, 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. Exhibit 1 - Locational and Zoning Map.
2. Exhibit 2 - Site Plan for PP2019-0004.
3. Exhibit 3 - Planning and Housing Commission Staff Report.
4. Exhibit 4 - Draft Minutes of the Planning and Housing Commission meeting of July 22, 2019.
5. Exhibit 5 - Public correspondence dated July 22, 2019 from Michele Wentworth.

APPLICANT INFORMATION

John Sherwood, Arantine Hills Holding/The New Home Company, 85 Enterprise, Suite 450, Aliso Viejo, CA 92656.