



Legislation Text

File #: 17-579, Version: 1

**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 take no action, thereby affirming the Planning and Housing Commission's action granting Precise Plan 16-012, or set the item for review at a subsequent meeting, an 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, and 101 townhomes in the Low Density (LDR, Planning Area 8), Medium Density (MDR, Planning Area 5), and High Density (HDR Planning Area 6) designations, and the design of 7.2 acres of private park space in the Park (P, Planning Areas 4 and 7) designation 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:

1. Take no action, thereby affirming the Planning and Housing Commission's action granting PP16-012, 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:

Precise Plan 16-012 is the first development phase proposed for the implementation of the Arantine Hills Specific Plan. The plan features a mix of dwelling unit types totaling 393 units that include 100 single family detached homes in two subtype designs, 192 units configured in clusters of six or eight units taking access from a common drive, and 101 townhomes. Five different product types will be situated in three planning areas according to the densities established in the respective designations

of Low Density Residential (LDR), Medium Density Residential (MDR), and High Density Residential (HDR). The architectural styles proposed comply with the design guidelines and architectural themes prescribed by the specific plan which are Mediterranean, Monterey, and Contemporary Farmhouse. Project amenities include an active park with a wide array of accoutrements to serve the new community. A multi-purpose trail is designed throughout the project site which will be accessible to the public through portals at the gated entries into the project. Landscaping design features a mix of three distinct thematic styles at different locations across the site.

The below table describes the unit summary being proposed in Phase One.

Residential Unit Summary					
Planning Area	Unit Types	Number of Units	Acres	Allowable Density Range	Actual Density
5 (MDR)	6-pack cluster	60	5.9	6-15	10.1
6 (HDR)	6-pack cluster	30	15.3	15-36	13.0
	8-pack cluster	80			
	Townhomes	89			
8 (LDR)	SFD (50 x 90)	41	18.8	3-6	5.3
	SFD (50 x 100)	59			
	6-pack models)	6	2.6	0-36**	1.3
	8-pack(models)	16			
	Townhomes (models)	12			
** Model homes are in an Overlay area within Planning Area 8; subject overlay of 2.6 acres accommodates up to 36 du/ac for model home purposes.					

The 6-pack and 8-pack clusters as well as the townhomes have plotting typical of detached condominiums. The 6-pack cluster features the assembly of six detached units taking access off of a central common drive aisle 24 feet wide. The 8-pack cluster features four two-unit pairings that also take access off of a central common drive aisle 24 feet wide. The townhouses will be contained in 17 buildings accommodating anywhere from four units to seven units per building. The detached single family condominiums can be considered the conventional design each with its own street frontage and situated on exclusive use areas that are 50 feet by 90 feet (50' x 90') or 50 feet by 100 feet (50' x 100') in dimensions.

Residential Product Type

The following tables summarize the size of the residential units for each product type.

SINGLE FAMILY DETACHED CONDOMINIUMS - PLANNING AREA 8			
Product Type - Two Stories	Plan 1	Plan 2	Plan 3
SFD - 1 (EUA 50' x 90')	2,771 s.f. 4 bed/4.5 bath 3-car garage w/tandem Opt. outdoor living	2,883 s.f. 4 bed/4 bath/bonus rm 3-car garage Opt. outdoor living	3,163 s.f. 5 bed/4 bath/bonus rm 3-car garage w/tandem Opt. outdoor living
SFD - 2 (EUA 50' x 100')	3,381 s.f. 5 bed/4.5 bath/bonus rm 3-car garage w/tandem	3,472 s.f. 5 bed/4.5 bath/bonus rm 3-car garage w/tandem	3,561 s.f. 5 bed/4.5 bath/bonus rm 3-car garage w/tandem

Planning Area 8 requires a minimum exclusive use area of 2,700 square feet with minimum width and depth dimensions of 45' x 60'. The project meets or exceeds the required minimum standards with exclusive use areas that range from 4,500 to 9,023 square feet averaging approximately 5,390 square feet and dimensions that also comply. Each exclusive use area must yield at least 250 square feet of usable private open space.

SIX PACK DETACHED CONDOMINIUMS - PLANNING AREAS 5 AND 6			
Product Type - Two Stories	Plan 1	Plan 2	Plan 3
Six-pack (detached)	1,754 s.f. 3 bed/2.5 bath, loft 2-car garage	2,089 s.f. 4 bed/3 bath/bonus 2 car garage	2,296 s.f. 4 bed/3 bath/loft 2 car garage

The 6-pack cluster design includes six units equally divided to face one another on one common drive aisle having garage frontages. The units have at least a 30-foot wide building separation meeting the minimum separation of 26 feet within the common drive. The rear of the units back on to the rear of adjacent units creating private rear and side yards that will be fenced along the exclusive use area boundary. The minimum required side-to-side building separation is six feet and the minimum rear setback is five feet for a ten foot building separation. Each unit must be provided with a minimum of 250 square feet of private exterior space.

EIGHT - PACK PAIRED CONDOMINIUMS - PLANNING AREA 6				
Product Type - Two Stories	Duplex 1		Duplex 2	
Eight Pack Paired	Unit 1	Unit 2	Unit 1	Unit 2
	1,631 s.f. 3 bed/2.5 bath 2- car garage	1,633 s.f. 3 bed/2.5 bath 2-car garage	2,031 s.f. 3 bed/3.5 bath 2-car garage	1,631 s.f. 3 bed/2.5 bath 2-car garage

The 8-pack design has the same site layout as the 6-pack cluster configuration, but includes two

additional residential units on a common drive aisle. However, in this configuration the units are paired to have a zero lot line on the garage wall of the adjacent unit.

TOWNHOME CONDOMINIUMS - PLANNING AREA 6			
Product Type - Two Stories	Plan 1	Plan 2	Plan 3
Townhomes	1,211 s.f. 3 bed/2.5 bath Alternate 2 nd level plan with one less bed/2-car garage	1,300 s.f. 3 bed/2.5 bath 2 car garage	1,508 s.f. 3 bed/2.5 bath 2 car garage

The townhomes are designed as row houses with the back of the unit having garage access from a common drive aisle. The plotting is designed to provide for a building separation of 30 feet which meets the 26 foot minimum building separation. The fronts of the townhouses face intervening access drives that have widths of 24 feet or intervening paseos with a width of ten feet. Because the project overall was master planned with park and amenity space to benefit the residents, the open space requirements for the townhome product is generally required at 150 square feet per unit with no specific allocation to private versus common. Each unit has exterior space in the form of a private courtyard or patio with a low wall delineator.

Parking

Parking is provided for each unit in each planning area in the form of two-car garages, some with additional tandem space. Guest parking is provided on the private streets and in designated parking areas for the townhomes.

PARKING SUMMARY					
Product Type	Planning Area	Parking Required	Parking Provided		
			Garage	Open (driveway)	Guest
SFD (100 units)	8	Two covered 200	233	200	93
6-unit (detached) (96 units)	5, 6, 8	Two covered 0.5 uncovered 1:5 units - guest 192	192	128	67
8-unit (attached) (96 units)	6, 8	Two covered 0.5 uncovered 1:5 units - guest 259	192	N/A	67
Townhomes (101 units)	6, 8	Two covered 0.5 uncovered 1:5 units - guest 273	202	N/A	76
Totals by type			819	328	303
Grand Total		924	1,450		

Architecture

Each product type adheres to the overall architectural styles of Mediterranean, Monterey, and Contemporary Farmhouse allowed by the specific plan. The varied designs for the Mediterranean elevations appropriately feature stucco, arches and either flat or S-tile roofing with varied but coordinated color palettes. Monterey styles feature combinations of materials such as stucco and horizontal siding also with either flat tile or S-tile roofing and varied but coordinated colors. Contemporary Farmhouse also combines stucco with vertical siding such as board and batten and concrete flat tile roof.

Park and Recreational Open Space

The project will include private recreational space that will serve the residents. The recreational area will cover approximately four acres and include a wide assortment of recreational components; two swimming pools with expansive decks, child's water play feature, children's play area, activity lawn, picnic pavilions and barbeque areas, game lounge, and other accoutrements that will enhance the quality of life for the residents of this community. Four buildings will accommodate restrooms, office, catering kitchen, bar, indoor dining and meeting, and lounge/multi-purpose room. The park buildings are designed with materials that include reclaimed exterior siding, stone veneer accents, board and batten siding and standing seam metal roof all coordinated in neutral colors.

The specific plan provides for a private park on 3.2 acres located in Planning Area 4 along one of the primary entrance streets from Eagle Glen Parkway into the project. Although this park is private, the public will have access to it through the pedestrian/bicycle access portal at the gated street entrance. This park features active play areas, two age-appropriate children's play areas, two dog park areas, pathways, picnic facilities, and an 8-space parking lot. This park as well features abundant tree planting with citrus, various oaks, and other species.

The 12-foot wide Class I Bike Path/Multi-purpose Trail required by the specific plan along B Street (Hudson House Drive) and parallel to the Bedford Canyon Wash will be accessible to the public through special pedestrian/bicycle portals adjacent to the access gates on both A and C Streets.

Wall and Fence

The Arantine Hills project is designed to be a private, gated community. The gated entrances on the primary streets from Eagle Glen Parkway will be metal with decorative cladding with the adjoining support wall being seven foot high and covered in stone.

The private yards of the cluster homes and single family detached homes will be separated with vinyl fencing. Perimeter walls adjacent to the streets are shown as single-side split face design with the exposed surface split face and the interior wall face as precision with split face block cap. The conditions of approval require all street side and rear yards including the townhomes to be consistently constructed with decorative masonry.

Pilasters are required by the specific plan to enhance perimeter walls and tube steel fencing where prominently visible in this phase or to future phases to break up wall massing and to finish corners and wall termini. Although not depicted in the applicant's proposal, the conditions of approval require the reasonable placement of pilasters at a minimum, where such walls and fences terminate and in locations where exclusive use areas conjoin or in areas where disjointing occurs.

The proposed project will implement the adopted specific plan for the area and the city's General Plan that identifies the subject site and the overall master planned area as an opportunity district for potential urban use compatible with surrounding existing development. The project is also consistent with goals and policies that encourage the provision of a diversity of housing types to meet housing demand.

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COMMITTEE ACTION:

Not applicable.

STRATEGIC PLAN:

Not applicable.

FISCAL IMPACT:

The applicant has paid all the required application 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 programmatic 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 PP16-012 is a project level proposals 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 upon approval of PP16-012..

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 (Norton/Ruscigno) and carried unanimously with Chair Carrillo and Commissioner Jones absent, 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. The minutes of the Planning and Housing Commission meeting are included as Exhibit 4.

REVIEWED 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 and Zoning Map.
2. Site Plan for PP16-012.
3. Planning and Housing Commission Staff Report.
4. Draft Minutes of the Planning and Housing Commission meeting of March 6, 2017.