



Legislation Text

File #: 19-0357, Version: 1

AGENDA REPORT REQUEST FOR CITY COUNCIL ACTION

DATE: 4/17/2019

TO: Honorable Mayor and City Council Members

FROM: Community Development Department

SUBJECT:

City Council consideration of Precise Plan 2018-0004, an application for the review of the site plan, architecture, landscaping and fencing associated with the development of 25 single-family detached residential homes associated with Tract Map 31373 on 17.28 acres (located on the east side of Lester Avenue, south of Upper Drive) in the A-14.4 (Single-Family Residential, 14,400 square foot minimum lot area) zone. (Applicant: John Heimann of Griffin Residential)

RECOMMENDED ACTION:

That the City Council:

1. Take no action, thereby affirming the Planning and Housing Commission's action granting PP2018-0004, 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:

Precise Plan 2018-0004 is an application by Griffin Homes to develop 25 single-family residential lots created by Tract Map 31373 on 17.28 acres located on the south side of Upper Drive between Lester Avenue and Lemon Grove Lane. The project site is in the A-14.4 zone, which requires a minimum lot size of 14,400 square feet. The tentative tract map was approved by the City Council on December 6, 2006. Over the years, the map was extended several times and was officially recorded at the County Recorder's Office on August 16, 2018.

Griffin Homes is proposing to construct three different floor plans throughout the development. The floor plans include single-story and two-story units with the living areas (excluding garages) ranging from 3,315 square feet to 4,442 square feet. Some of the lots are also able to accommodate a detached accessory dwelling unit (casita) within the yard area. The casita is 593 square feet.

The single-story model is designed to have four bedrooms with an optional fifth bedroom and the two-story models are designed to have five bedrooms with an optional sixth bedroom. All the models feature optional rooms which may include offices, multi-generational suites, lofts, study, and bonus room choices. Other options may include extended outdoor living areas, California rooms, and decks. All the dwellings will have an attached two-car garage with additional floor area dedicated for storage space.

The houses are plotted to comply with the development standards of the A-14.4 zone, which prescribes a minimum front yard setback of 25 feet, side yard setbacks of 10 feet on one side and 15 feet on the other side for interior lots, a street side yard setback of 15 feet for corner lots, and a rear yard setback of 10 feet except where the rear yard abuts a street, in which case the minimum setback is 15 feet.

The architectural styles consist of Tuscan, Italianate, and Spanish. Each style is represented in the single-story and two-story models. The finish materials are a combination of stucco, stone, and brick siding. The roofs will be tiled with either S-shaped or flat concrete tiles. The windows are enhanced with shutters, foam trims, fabric awnings, or ornamental iron treatments. The color palette consists of muted earth tone colors including shades of browns, tans, and beiges.

The single-story models have building heights ranging from 21 feet to 24 feet and the two-story models have heights of 26 feet to 30 feet. The models adhere to the building height of the zone, which allows a height up to 25 feet for single story dwellings and 30 feet for two story dwellings.

Landscaping is proposed within the front yards, sloped areas, and parkways. All plant materials will be California friendly to minimize the use of water. Live turf is proposed in the front yard but is limited to no more than 40% of the yard area. The project will also have a Homeowners' Association that will maintain common areas, such as the project's water quality management basin and the natural open drainage area along Golden Harvest Drive.

The tract's perimeter boundary along Upper Drive, Lemon Grove Lane and Golden Harvest Drive will have a double-sided split-face tan colored block wall with pilasters and a decorative gray concrete cap. The internal fencing within the lots will also consist of decorative block with the side yard return fences being tubular steel.

The developer is responsible for construction the missing public improvements adjacent to the tract boundary along Lester Avenue, Upper Drive, Lemon Grove Lane and Golden Harvest Drive. All the improvements are associated with the recorded tract map and are required to be constructed prior to certificate of occupancy of the residential dwelling units.

COMMITTEE ACTION:

Not applicable.

STRATEGIC PLAN:

Not applicable.

FISCAL IMPACT:

The applicant paid \$8,302 in application processing fees for the precise plan.

ENVIRONMENTAL ANALYSIS:

Per Section 15070 of the State Guidelines for Implementing the California Environmental Quality Act (CEQA) and Section 6.02 of the City's Local Guidelines, a mitigated negative declaration was adopted by the City Council on December 6, 2006 at the time of approval of Tentative Tract Map 31373. PP2018-0004 implements the development of the lots associated with the map and does not result in additional impacts from that already assessed under the initial mitigated negative declaration. Therefore, PP2018-0004 is exempt from further environmental review and a Notice of Exemption was prepared.

PLANNING AND HOUSING COMMISSION ACTION:

Motion was made, seconded (Jones/Siqueland) and carried unanimously with Commissioner Shah absent, that the Planning and Housing Commission adopt Resolution No. 2531 granting PP2018-0004, 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 PP2018-0004.
3. Exhibit 3 - Planning and Housing Commission Staff Report.
4. Exhibit 4 - Draft Minutes of the Planning and Housing Commission meeting of March 25, 2019.

APPLICANT INFORMATION

John Heimann of Griffin Residential, 110 North Lincoln Avenue, Suite 100, Corona, CA 92882