



Legislation Text

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REQUEST FOR CITY COUNCIL ACTION

DATE: 03/06/2024

TO: Honorable Mayor and City Council Members

FROM: Planning & Development Department

SUBJECT:

GENERAL PLAN AMENDMENT 2023-0002 TO AMEND THE GENERAL PLAN LAND USE DESIGNATION OF 5.15 ACRES LOCATED AT 430 W. FOOTHILL PARKWAY FROM GENERAL COMMERCIAL TO HIGH DENSITY RESIDENTIAL (15-36 DWELLING UNITS PER ACRE, AND UP TO 75 DU/AC FOR SENIOR UNITS) (APN: 114-070-020, 114-070-021 AND 114-070-022) (APPLICANT: O & I DEVELOPMENT)

EXECUTIVE SUMMARY:

This staff reports asks the City Council to approve General Plan Amendment 2023-0002 (GPA2023-0002) to change 5.15 acres on the Land Use Map from General Commercial (GC) to High Density Residential (HDR) located on the south side of Foothill Parkway, and west of Main Street. The HDR designation would allow residential units within a density range of 15 to 36 du/ac, and up to 75 du/ac for senior housing. The intent of GPA2023-0002 is to facilitate the development of an assisted senior living facility.

RECOMMENDED ACTION:

That the City Council:

- a. Approve GPA2023-0002 as recommended by the Planning and Housing Commission, based on the analysis and findings contained in the staff report; and adopt the Mitigated Negative Declaration and Mitigation Monitoring Plan.
- b. Adopt Resolution No. 2024-007 approving the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program and GPA2023-0002 as part of Cycle 1 of the General Plan Amendments for 2024, an amendment to the General Plan Land Use Map to change 5.15 acres from General Commercial (GC) to High Density Residential (HDR) located at 430 West Foothill Parkway.

BACKGROUND & HISTORY:

The subject property is comprised of three vacant parcels totaling 5.15 acres. The project site is adjacent to the Mountain Gate shopping center, which contains an Albertsons supermarket, inline commercial tenants, and freestanding commercial buildings. The shopping center plan, which originally included the 5.15-acre project site for a total of 15 acres was approved by the City Council on July 15, 1998, by Precise Plan 97-6 (PP97-06). The 5.15-acre project site was intended to be developed as the second phase of the shopping center; however, the market has not supported additional commercial uses on the property. Over the years, the property has been considered for other uses such as a tire shop and townhouses. However, those uses were not considered the best use for the property. The applicant will be processing a lot line adjustment to merge the three parcels into one and to remove a portion of the shopping center's parking lot from the project site.

ANALYSIS:

The HDR designation proposed on the project site by GPA2023-0002 intends to facilitate the development of a senior assisted living facility. The site plan and design of the assisted senior living facility is being reviewed separately by Precise Plan 2023-0006. The HDR designation allows high density residential within a density range of 15 to 36 du/ac. However, senior housing is allowed a greater density of 75 du/ac.

The HDR designation is compatible with the area because of the uses in the immediate area and existing public infrastructure. The property to the east is an existing 10-acre neighborhood shopping center that includes a supermarket and other various commercial uses. The project site is adjacent to Foothill Parkway, a secondary four-lane road to the north with single family homes located beyond, and Mountain Gate Drive to the south with Mountain Gate Park located beyond. The property to the west is the Heritage Park. The project site will stand on its own and will not require primary access from any of the adjacent properties. The primary access to the site will be from Foothill Parkway.

GPA2023-0002 promotes and maintains a balance of housing types to provide for the community's demands for housing for all persons within the city, including age restricted residential communities.

FINANCIAL IMPACT:

The applicant paid the application processing fees of \$8,112.40 to cover the cost of the General Plan Amendment.

ENVIRONMENTAL ANALYSIS:

Section 15070(b) 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 (MND) was prepared for the project since the Initial Study identified that the project's potentially significant effects to the environment are capable of being mitigated to less than significant. Therefore, based on the project's mitigation measures and mitigation monitoring and reporting program identified in the Mitigated Negative Declaration, there is no substantial evidence, in light of the whole record before the City, that the project may have a significant or potentially significant effect on the environment.

PLANNING AND HOUSING COMMISSION ACTION:

At its meeting of February 12, 2024, the Planning and Housing Commission considered the subject matter and took the following action:

Motion was made, seconded (Alexander/Longwell) and carried unanimously, with Vice Chair Vernon and Commissioner Siqueland absent, that the Planning and Housing Commission recommend adoption of the Mitigation Negative Declaration and Mitigation Monitoring Plan, and approval of GPA2023-0002 to the City Council, based on the findings contained in the staff report, and adopt Resolution No. 2624 granting GPA2023-0002 as part of Cycle 1 of the General Plan Amendments for 2024. The minutes of the Planning and Housing Commission meeting are included as Exhibit 5.

PREPARED BY: JOANNE COLETTA, PLANNING & DEVELOPMENT DIRECTOR

Attachments:

1. Exhibit 1 - Resolution No. 2024-007
2. Exhibit 2 - Locational and zoning map
3. Exhibit 3 - Proposed Amendment
4. Exhibit 4 - Planning and Housing Commission staff report
5. Exhibit 5 - Minutes of the Planning and Housing Commission meeting of February 12, 2024