



City of Arts & Innovation

City Council Memorandum

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TO: HONORABLE MAYOR AND CITY COUNCIL **DATE:** JUNE 23, 2015

FROM: COMMUNITY & ECONOMIC DEVELOPMENT **WARD:** 4

DEPARTMENT

SUBJECT: PLANNING CASES: P14-0472, P14-0473, P15-0322 & P15-0321 – TENTATIVE TRACT MAP, PLANNED RESIDENTIAL DEVELOPMENT, DESIGN REVIEW AND VARIANCES TO DEVELOP 85 SINGLE FAMILY RESIDENTIAL LOTS ON THE NORTHERLY SIDE OF GROVE COMMUNITY DRIVE BETWEEN TRAUTWEIN ROAD AND WORCHESTER LANE – ADOPTION OF ORDINANCE TO AMEND DEVELOPMENT AGREEMENT

ISSUE:

The issue for City Council consideration is a proposal by Ridge Crest Cardinal – Riverside LP to consider a Tentative Tract Map (TM-39534); a related Planned Residential Development (PRD) to subdivide an approximately 13.5 acre two-parcel vacant site, into 85 single family residential lots with common open space and shared amenities; the Design Review of the plot plan and building elevations for the proposed residential planned residential development; and variances related to building setback measurements. The project involves revisions to the “Grove Community Church Development Agreement,” to permit the proposed residential development.

RECOMMENDATIONS:

That the City Council:

1. Determine that this proposed project will not have a significant effect on the environment based on the findings set forth in the case record and recommend City Council adoption of a Mitigated Negative Declaration;
2. Adopt the Mitigation Monitoring and Reporting Program (MMRP) pursuant to CEQA Section 21081.6;
3. Approve Planning Case Numbers: P14-0472 (Planned Residential Development Permit) & P14-0473 (Tentative Tract Map), P15-0322 (Design Review) & P15-0321 (Variance), based on the findings outlined in the staff report and summarized in the attached findings and subject to the recommended conditions;
4. Adopt the attached ordinance amending the “Grove Community Church Development Agreement”; and
5. Authorize the City Manager, or his designee, execute the attached Development Agreement.

STAFF/PLANNING COMMISSION RECOMMENDATIONS:

Staff recommended approval subject to recommended conditions of approval. On May 21, 2015, the City Planning Commission recommended approval of Planning Cases P14-0472, P14-0473, P15-0322 and P15-0321 by a vote of 8 ayes, 0 noes and 0 abstentions, subject to the staff recommended conditions.

BACKGROUND:

The applicant is seeking approval of a private Planned Residential Development (PRD) consisting of 85 detached single family residences and common amenities on the approximately 13.5 acre site. The proposed residential lots will range in size from 3,600 to 5,396 square feet. Each parcel is proposed to be developed with a two-story single family residence and an attached garage, ranging in size from 2,640 to 2,964 square feet. The residences will feature modern interpretations of the Spanish Revival architectural styles and include front porches and/or "California Rooms," and enhanced features on those elevations most visible from the public right-of-way and internal private streets. This project also includes common amenities, including a dog park, picnic and BBQ area, tot lot, and open lawn area. Pedestrian connections are proposed via internal sidewalks and a public trail along Grove Community Drive. Primary access to the subdivision is proposed from two driveways accessing Grove Community Drive. Internal circulation consists of a loop road with five cul-de-sac streets.

Planned Residential Development

Planned Residential Developments are intended to provide greater flexibility in the design of residential properties; to promote a more desirable living environment, and to encourage a more creative approach in land development; a variety of housing types and environments; a more efficient use of the land; the provision of greater amounts of open space, amenities for recreational and visual enjoyment; and the preservation and enhancement of valuable natural areas. It is adherence to these standards that determines whether the PRD application should be approved.

As noted in the table above, the proposed project meets all applicable standards for PRD's in the R-1-8500 Zone with one exception. The applicant has submitted a request for a front yard setback variance to allow an approximately 18-foot 6-inch setback from the curb face to the dwelling where a 22 foot setback is required. The variance can be supported as the lots will provide sufficient depth for vehicles to park in driveways without blocking a private sidewalk within the PRD.

Staff notes that the proposed residential lot sizes, lot coverage, and the number and type of common amenities are appropriate and consistent with recently approved PRD's in the City.

Tentative Tract Map

The rectangular shape of the site and the size of the site lends itself to creative design possibilities with few limitations, and the proposed map allows for a logical subdivision of the subject site in a manner consistent with other PRD's in the City and development in the R-1-8500 Zone.

A Homeowner's Association (HOA) will be required to be established for the maintenance of all open space, private roads, primary entry landscaped planters and entry gates, and reverse

frontage on Adams Street. All reverse frontage and entry landscaping shall be placed in an easement and will be required to be maintained by the HOA. Further, the HOA shall establish design guidelines and procedures to allow the approval of rear yard patios, pursuant to the City's PRD standards.

Development Agreement

In conjunction with the entitlement of the adjacent Grove Community Church in 2003, a Development Agreement was approved to assure development of a 76 unit senior housing facility, preschool for 180 students and an elementary school for up to 630 students on the subject property. According to the terms of the original Development Agreement (Document No. 2003-934365), the build-out of the property was to occur within 20 years. However, due to changing market conditions and land use patterns, the subject site was not developed and remains vacant. As the current project is not consistent with the development entitled under the original Development Agreement, an amendment to that agreement is necessary in conjunction with this project. The proposed draft amendment is attached.

Neighborhood Compatibility

The proposed in-fill development will not be out of character in this area. The proposed project is of a slightly higher density than the established conventional single family residential neighborhood in this general area. However, the project will be complementary to the single family residential character and will enhance the aesthetic appeal of the neighborhood. The proposed PRD has been designed to provide sufficient on-site parking and access for residents and guests. With the exception of one variance related to building front setbacks, which are all oriented inward to the development itself, the project meets all standards relative to a Planned Residential Development and is in compliance with the City's Subdivision Code.

Please refer to the May 21, 2015, City Planning Commission staff report, recommended conditions and minutes.

FISCAL IMPACT:

There is no impact to the General Fund, since all project costs are borne by the applicant.

Prepared by: Emilio Ramirez, Interim Community & Economic Development Director
Certified as to availability of funds: Brent A. Mason, Finance Director/Treasurer
Approved by: Al Zelinka, FAICP Assistant City Manager
for John A. Russo, City Manager
Approved as to form: Gary G. Geuss, City Attorney

Attachments:

1. City Planning Commission Recommended Conditions – May 21, 2015
2. City Planning Commission Report – May 21, 2015
3. City Planning Commission Minutes
4. Ordinance
5. Development Agreement