



STAFF REPORT

TO THE PLANNING COMMISSION

DATE: August 1, 2017

FROM: Lawrence A. Mainez, Community Development Director

REVIEWED BY: Kim Stater, Assistant Community Development Director

PREPARED BY: Ignacio Rincon, Senior Planner

SUBJECT: Conditional Use Permit (CUP 16-006) and Design Review (DRA 16-015) for the construction of 15 detached single-family residences associated with a previously approved Tract Map (TTM 18013), and the Planned Development Document establishing the development standards.

LOCATION: On an approximately 3.5 acre parcel of land located approximately three hundred (300) feet east of the intersection of Pacific Street and Victoria Avenue (APN: 1191-351-04)

REPRESENTATIVE: Raul Sanchez, Hispano Investors, Inc., Owner/Applicant

RECOMMENDATION: Staff recommends the Planning Commission:

1. Adopt Resolution No. 2017- ___ approving Conditional Use Permit (CUP 16-006), Design Review Application (DRA 16-015), subject to the Conditions of Approval, and the Findings of Fact (Attachment 1 – Resolution 2017-__).

FISCAL IMPACT: The Applicant submitted the required deposit fee for processing a Conditional Use Permit Application. Staff time spent working on the application will be charged to this fee.

ENVIRONMENTAL REVIEW: This project is Categorically Exempt from environmental proceedings pursuant to Section 15301, Class 32, In-Fill Developments, of the California Environmental Quality Act (CEQA) Guidelines, since (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations and; (b) The

Approved _____	Motion _____	Second _____	Agenda Item No. _____
Denied _____	Ayes _____		File No. _____
	Noes _____		
Continue _____	Abstain _____		
	Absent _____		
_____ Recording Secretary		_____ Community Development Director	

proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.

PUBLIC NOTICE: As required by City Council Resolution, notice of the public hearing was posted at the City’s three designated posting locations. In addition, the notice was posted on the City’s website, mailed to property owners within 300 feet of the project site, and published in the Highland Community News on July 21, 2017. No further notice is required.

DESCRIPTION OF SITE: The subject site is located approximately three hundred (300) feet southeast of the intersection of Pacific Street and Victoria Avenue. The site is approximately 3.5 acres, and the majority of the site is undeveloped land, covered with weeds and grass (Exhibit A – Aerial Location Map).

Surrounding Land Uses

	<i>Existing Use</i>	<i>General Plan Designation</i>	<i>Zoning Designation</i>
<i>North</i>	Single-family residences on large lots, some with equestrian uses	Planned Development	Planned Development
<i>South</i>	Single-family residences	Low Density Residential	R-1 Single-family Residential
<i>East</i>	Single-family residences	Low Density Residential	R-1 Single-family Residential
<i>West</i>	Multi-family Residences	Medium Density Residential	R-2 Multi-family Residential

BACKGROUND: On April 24, 2006, the Applicant submitted a Tentative Tract Map (TTM 006-002 / 18013) and Conditional Use Permit (CUP 006-004) Application for review.

On October 3, 2006, at the Planning Commission hearing, TTM 006-02 / 18013 and CUP 006-004 were denied by the Planning Commission.

On October 25, 2006, the Applicant filed an Appeal Application, requesting that the City Council rescind the Planning Commission’s denial of TTM 006-02 / 18013 and CUP 006-004.

On January 9, 2007, the proposed project was heard by the City Council, and City Council referred TTM 006-002 / 18013 and CUP 006-004 back to the Planning Commission for further evaluation of the proposed design issues, and then bring back their recommendation to City Council.

On September 18, 2007, the Planning Commission approved TTM 006-002 / 18013 and CUP 006-004, to adopt a Planned Development (PD) document for the subject project, establishing Development Standards, and TTM 006-002 / 18013 for the proposed seventeen (17) lot residential Subdivision of the subject project site. Subsequently the Conditional Use Permit expired on September 18, 2012 (Attachment 2 – Resolution No. 07-012, and Conditions of Approval). Tentative Tract Map No. 18013 remains in effect through September 18, 2019.

On December 19, 2016, the Applicant submitted a new application for a Conditional Use Permit CUP 16-006 and Design Review DRA 16-015 for a modified tract design.

PROJECT REVIEW/ANALYSIS: Hispano Investors, Inc., is requesting approval of a Conditional Use Permit Application (CUP 16-006) and Design Review Application (DRA 16-015) for the construction of fifteen (15) detached single-family residences based on three single-story floor plans with nine elevations, including walls and fences, the conceptual landscape plan, and the Planned Development Document establishing the development standards (Attachment 3 – Planned Development Standards).

The previously approved Tentative Tract Map (TTM 006-002 / 18016) does not expire until September 18, 2019, per the compilation of Senate Bill SB-1185 and Assembly Bills AB-333, 208, and 116 (Attachment 4 – Extension of Time for TTM 18013).

Access/Circulation

As designed through Tentative Tract Map 18013, access to the development will be provided from Mansfield and Alice Street, and Goodman Court. In addition, the installation of street, curb and gutter will be in accordance with the approved TTM.

On March 21, 2017, City staff met with the property owners of the parcel located just west of Lot #14, at 26555 Pacific Street, to discuss the proposed 15-unit project and the necessity of acquiring 5,428 sq. ft. of their parcel, so that the Applicant can redesign the street connection between Mansfield Street and Alice Street. On April 11, 2017, the Grant of Easement was executed by both parties (Attachment 5 – Grant of Easement).

Site Design

The layout of the tract is substantially unchanged from the previous approval, with the exception of the configuration of lots 1, 2 and 3 on the south side of Goodman Court, which now includes a water quality basin. A new lot was added where the Basin was previously located, on the east side of Alice Street. Lots 14 and 15 were also redesigned, slightly shifted to the west. The lots are now rectangular (See Site Plan - Exhibit B, Sheet A-1).

The 15 lots will meet all of the minimum size and dimension requirements specified within the Planned Development Document (PD). The lots range in size from approximately 5,603 square feet to 12,407 square feet. Overall, the site has a density of six (6) dwelling units per acre. The single-story residences floor plans are proposed at approximately 1,526 square feet, 1,706 and 1,725 square feet with each plan having one (1) or two (2) elevation options. As indicated on the proposed plotting plan, each residence meets the setback requirements established by the PD.

Landscaping

The conceptual landscape plan has been reviewed by the City's landscape architect and must comply with the conditions of approval specified for the Tentative Tract Map and Highland Municipal Code Section 16.40.390 (Water Efficient Landscape Requirements).

Perimeter landscaping along the northwest corner of Mansfield and Alice Street, on Pacific Street, as well as on Goodman Court, and the Basin, will consist of 24" box Magnolia trees. Those areas will also include six (6) foot high split-face block walls with block cap and vine coverage; one (1) gallon "Dwarf Bottlebrush" and "Creeping Fig". It will also include "White Spreading Lantana" and "Carpet Rosemary". They will be part of a Landscape Maintenance District (LMD).

In addition, the landscaped basin has been provided as a water quality management design feature and a condition of approval has been included which ensures the planting layout is consistent with the Water Quality Management Plan (WQMP).

The front-yard landscaping will include a variety of plants, vines, trees and shrubs, and will be alternated per lot to create variety (See Landscaping Plan - Exhibit B, Sheet L-1). Interior lots will be planted with two (2) street trees and corner lots with three (3) street trees. The "Chitalpa" will have a (20) foot wide canopy at maturity. Other front-yard trees include the "Marina" tree and the "Pink Tabebuia".

Walls and Fences

As part of the design review process, and as conditioned by the Tentative Tract Map, a wall and fence plan depicting proposed walls and fences must be submitted for review and approval. As specified in the Planning Conditions of Approval for TTM 18013, a decorative 6' high block wall (i.e., split face block) is required along all Tract boundaries. In addition, all walls along street side yards shall be masonry or where appropriate, tubular steel fencing. If a wall shall extend into any front yard setback area, the maximum height shall be four (4) feet high. On corner lots, the maximum wall height shall not exceed 30 inches in the front yard setback. All walls and fences shall be designed and constructed to incorporate design features such as split-face block,

columns, or other such decorative features to provide visual and physical relief along the face of the wall and fence.

That said, a 6' high CMU block wall is proposed for the rear and side yards of most lots, with the exceptions of Lots 10, 11, 14 and 15. At the street sides Lots 10 and 11, on Mansfield Street and Alice Street, split-face walls are proposed. At the rear of lots 14 & 15, along Victoria Avenue, a split-face wall is also proposed. 6' high vinyl fencing is proposed between the lots. Lastly the Basin Lot will have 6' high wrought-iron fence with vine screening (See Site Plan/Fencing Plan – Exhibit B, Sheet A-F1).

Architectural Elevations

The Applicant has submitted architectural plans for the proposed residences. The proposed architecture consists of nine elevation variations; a blend of Spanish and Ranch, with four (4) color/material schemes. The elevations consists of various types of concrete roof tile; "S" roof tiles, "Wood-like" tiles, and "Wave-like" tiles. The stucco exterior, again, consists of four (4) different colors. The front elevations will include ledgerstone from three (3) different options; brick or stone veneer, along the columns supporting front porches and garage. As depicted on the plot plan, the architectural elevations and color schemes have been distributed throughout the development to ensure a varying, yet cohesive development. In addition, the proposed architecture will complement the existing residences in the surrounding area. (Exhibit B – Design Review Packet).

The Planned Development Document provides the establishment of development standards guidelines for the project, which includes adequate minimum lot sizes, width, depth and lot coverage, fencing, parking, landscaping, building height, and setbacks, to satisfy the criteria as established in the Development Code, for the Planned Development Zoning District, and consistent with other single-family subdivisions.

PUBLIC COMMENT: At the time of preparing this report, staff had not received any comments.

Exhibits:

- A – Aerial Location Map
- B – Design Review Packet

Attachments:

1. Resolution 2017-___ for Conditional Use Permit Application (CUP 16-006) and Design Review (DRA 16-015); Findings of Facts and Conditions of Approval.
2. Resolution No. 07-012 and Conditions of Approval.
3. Planned Development Standards
4. Extension of Time for Tentative Tract Map (TTM 18013)
5. Grant of Easement (Exhibit "A" & Exhibit "B")

Exhibit A - Aerial Location Map

Exhibit B – Design Review Packet

Attachment 1

**Resolution No. 2017-_____
for Conditional Use Permit (CUP 16-006)
and Design Review Application (DRA 16-015)**

Attachment 2

**Resolution No. 07-012 and
Conditions of Approval**

Attachment 3

Planned Development Standards

Attachment 4

**Extension of Time for
Tentative Tract Map (TTM) 18013**

Attachment 5

**Grant of Easement
(Exhibit "A" & Exhibit "B")**