

**CITY OF SANTA PAULA
MEMORANDUM**

To: Honorable Mayor and Members of the City Council

From: Janna Minsk, Planning Director
Tracy Nelson, Senior Contract Planner

Subject: East Area 1 - Phase II & Phase III Vesting Tentative Tract Map Nos. 6000 & 6001

Date: July 17, 2017

Recommendation: That the City Council: 1) open the public hearing and take evidence; 2) consider the evidence received during the public hearing; 3) adopt Resolution No. 7060 to approve Phase II and Phase III Vesting Tentative Tract Map Nos. 6000-6001 allowing the creation of 525 total lots, 483 lots for residential development and 42 lettered lots for streets, parks, and paseos; 4) Approve preliminary landscape plans for the common areas; 5) take such additional, related action as may be appropriate.

Report by: Janna Minsk, Planning Director

Fiscal Impacts: There are no fiscal impacts associated with this item.

Personnel Impacts: There are no personnel impacts associated with this item.

General Discussion: In February 2015, an amendment to the East Area 1 Specific Plan project was approved. The approval included Vesting Master Tentative Map (VMTM) No. 5854 which subdivided the East Area 1 project area into several “super lots” to facilitate the development allowed within the East Area 1 plan area. The Master Map established the primary boundaries for major development areas and primary streets within the overall plan area (Exhibit 1 – Existing Approved EA1 Specific Plan Map).

In October and November 2016, Vesting Tentative Tract Maps 5985 through 5992, Phase I of the East Area 1 Specific Plan area which included the Haun Creek Neighborhood and portions of Hallock Center area, were approved by the Planning Commission and City Council. The approval allowed for the subdivision of 72.3 acres and created 8 separate tract maps, 274 lots and 632 dwelling units (Exhibit 2- Approved East Area 1 Phase 1 Map and Product Type).The residential lots range in size from 2,800 square feet to 251,500 square feet to accommodate the varied, residential product mix anticipated.

The proposal is to develop Phase II and Phase III of the East Area 1 Specific Plan area which includes the Foothill Neighborhood and the Santa Paula Creek Neighborhood. The Foothill Neighborhood is located within the northeast portion of the East Area 1 plan area (Exhibit 3 – Phase II VTTM 6001 Foothill Neighborhood), and the Santa Paula Creek Neighborhood is located within the northwest portion of the East Area 1 plan area (Exhibit 4 – Phase III VTTM 6000 Santa Paula Creek Neighborhood). As such, 2 individual tract maps which further subdivide the “super lots” created with VTTM No. 5854 are now being considered. The proposed VTTM’s (VTTM Nos. 6000 and 6001), create a total of 525 lots which include a mix of single-family, and condominium dwelling units, open space areas and streets, on approximately 140.65 acres of the 501 total acres located within the East Area 1 plan area. While the total number of dwelling units is estimated at 868 total units for the entirety of both Phase II (376 units) and Phase III (492 units), these numbers could change as the product mix is refined by individual builders. However, in no case will the number of dwelling units for the entire 501-acre property exceed the maximum 1,500 dwelling units allowed within the approved East Area 1 plan area. Phase I approved 632 dwelling units. If Phase II and Phase III are approved (868 units), the total number of dwelling units approved for the project would be 1,500, the maximum allowed.

Landscaping: The preliminary landscape plans, which show the conceptual landscape layouts for the common areas within Phase II and Phase III, have been reviewed for compliance with the East Area 1 Specific Plan Landscape standards. The plans generally conform as to type size and location of proposed plant materials (Exhibit 5 – Conceptual Landscape Plans (Phase II and Phase III)).

Street Names: City procedure for approval of street names requires approval by the City Council at the time of approval of a subdivision. The applicant proposes 24 street names and all are from the City approved list. The theme for Phase II is California mountain ranges and peaks; for Phase III California rivers, islands and lakes. As a matter of information, the street names for each Phase are noted below:

Phase II

Cascade Terrace
Laguna Terrace
Santa Lucia Drive
Santa Monica Lane
Santa Ynez Way
Tehachapi Court
Cobblestone Way
Frazier Terrace
Pinos Court
Reyes Way
Sandstone Drive
Walker Lane
Santa Paula Street

Phase III

Kern Drive
Klamath Place
McCloud Drive
Merced Place
Owens Court
Rogue River Way
Salinas Road
San Joaquin Drive
Tahoe Drive
Tuolumne Drive
Farallons Court

Staff consulted with other city departments, including Fire and Police, and they have no opposition to the proposed street name change request.

On June 27, the Planning Commission approved Resolution No. 3766 recommending that the City Council review and approve the proposed project as presented this evening. A detailed discussion of each map is included in the attached Planning Commission Staff Report dated June 27, 2017.

Environmental Review: This project is exempt from further environmental review per Section 15162 of the California Environmental Quality Act. The environmental clearance for the project was originally approved on February 17, 2015, for the larger project area which included Vesting Master Tentative Tract Map No. 5854.

Public Notification: A notice of public hearing was published in the Santa Paula Times in compliance with state law. Also, in compliance with the City's Zoning Ordinance, all property owners within a 300-foot radius of the project site were mailed notifications of the public hearing, and the project site was posted with a sign. As of the date of this report no comments have been received

Conclusion: The project request is consistent with the East Area 1 Specific Plan for the Foothill and Santa Paula Creek Neighborhoods Regulating Plans which allow for the residential development and the proposed configuration is in substantial conformance with the approved East Area 1 Specific Plan. The request is also consistent, as required with both the Subdivision Map Act and the City's Subdivision Ordinance (SPMC Section 16.80.160) requiring proposed subdivision maps to conform to the General Plan, any Specific Plan and zoning district regulations (detailed discussion in the Planning Commission Staff Report, Attachment C).

Therefore, staff believes that the findings necessary for approval of the tentative maps can be made. Furthermore, the street name request is consistent with the City procedures requiring approval of street names by the City Council at the time of subdivision approval.

Alternatives:

- A. Approve staff's recommendation.
- B. Deny staff's recommendation.
- C. Provide staff with additional information.

Attachments:

- Attachment A - City Council Resolution No. 7060 & Conditions of Approval
- Attachment B - Planning Commission Resolution No. 3766 & Conditions of Approval
- Attachment C - June 27, 2017 Planning Commission Staff Report
- Exhibit 1 - Existing Approved East Area 1 Specific Plan Map

For the Regular Meeting of City Council on July 17, 2017

Agenda Item # 3.11.A

Exhibit 2 - Approved East Area 1 Phase I Map and Product Type

Exhibit 3 - Phase II VTTM No. 6001 - Foothill Neighborhood (11x17)

Exhibit 4 - Phase III VTTM No. 6000 - Santa Paula Creek Neighborhood (11X17)

Exhibit 5 - Concept Common Area Landscape Plans (Phase II and Phase III) (11x17)