

ATTACHMENT C

For the Regular Meeting of the Planning Commission on June 27, 2017

Agenda Item # 8.A

CITY OF SANTA PAULA PLANNING COMMISSION MEMORANDUM

To: Members of the Planning Commission

From: Trayci Nelson, Senior Contract Planner

Subject: 53L-6000-1 and 53K-6001-1 Phase II and Phase III Vesting Tentative Tract Map Nos. 6000 and 6001 (Original Approval Project No. 2006-CDP-02 East Area 1 SP-3) Approval

Date: June 27, 2017

A request to subdivide 140.65 total acres within the approved East Area 1 Specific Plan area, into 2 Vesting Tentative Tract Maps (VTTM) for a total of 525 lots; 483 lots for residential development, and 42 lettered lots for streets, parks, and paseos. The residential lots range in size from 3,460 square feet to 361,300 square feet to accommodate the varied, residential product mix anticipated.

RECOMMENDED ACTION:

Staff recommends the Planning Commission select Alternative No. 1, adopting Resolution No. 3766 recommending that the City Council approve Project No. 2006-CDP-02 for Vesting Tentative Tract Map Nos. 5985-5992 allowing the creation of 483 residential lots and 42 lettered lots for streets, parks, and paseos, subject to the conditions of approval.

- **Location:** Within the 501 acres situated east of Santa Paula Creek, north of Telegraph Road, west of Haun/Orcutt Creek on the eastern edge of the City.
- **APNs:** 040-0-180-435; 040-0-180-565; 107-0-200-115; 107-0-045-015
- **Applicant:** Limoneira Lewis Community Builders, LLC
- **Representative:** Tim Jones, Regional Project Manager
- **Zoning:** East Area 1 Specific Plan (SP-3)
- **General Plan Designation:** East Area 1 Specific Plan
- **Environmental:** 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 Map No. 5854.

SUMMARY:

This project involves a request to subdivide 140.65 acres within the approved East Area 1 Specific Plan (SP-3) area into 2 Vesting Tentative Tract Maps (VTTM Nos. 6000 and

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6001) for a total of 483 lots for residential development, and 42 lettered lots for streets, parks, and open space. The residential lots range in size from 3,607 square feet to 361,300 square feet to accommodate the varied, residential product mix anticipated.

BACKGROUND:

In February 2015, an amendment to the East Area 1 Specific Plan project was approved. The approval included Vesting Master Tentative Map (VTTM) No. 5854 (the "A" Map) 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 – Approved East Area 1 Specific Plan/Master 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).

PROJECT DESCRIPTION:

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 Tentative Tract Approval Boundary), and the Santa Paula Creek Neighborhood is located within the northwest portion of the East Area 1 plan area (Exhibit 4 – Phase III Tentative Tract Approval Boundary). 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.

ANALYSIS:

Proposed Project

VTTM No. 6001 (Phase II) – Foothill Neighborhood

VTTM No. 6001 (Exhibit 3) is the subdivision of the Foothill Neighborhood within the East Area 1 Specific Plan area. It is located in the northeast section of the East Area 1 Specific Plan project area, directly above Phase I VTTM No. 5985 through 5992 which were approved in October 2016. The proposed subdivision is roughly 92.2 gross acres, creates 290 residential lots for future development of single-family, and condominium dwelling units, 20 numbered lots and 4 lettered lots which include streets and open space for a total of 314 total lots. The lots range in size from 3,607 square feet to 361,300 square feet. The residential area, which is 69.7 total acres, is proposed to have an estimated 492 dwelling units at a density of 5.45 dwelling units per acre. The street system and open space (20.5 acres) contain the remainder of the site. Table 1 shows a breakdown of the area:

Table 1: VTTM 6001 (Foothill Neighborhood) Summary

Tract 6001	Lots	Acres	Est. Dwelling Units
Residential	290	69.7	492
Streets	20	17.10	-
Open Space	4	3.4	-
Total	314	92.2	492

VTTM No. 6000 (Phase III) – Santa Paula Creek Neighborhood

VTTM No. 6000 (Exhibit 4) is the subdivision of the Santa Paula Creek Neighborhood within the East Area 1 Specific Plan area. It is located in the northwest section of the East Area 1 Specific Plan project area, directly adjacent to the Santa Paula Creek. The proposed subdivision is roughly 50.45 gross acres, creates 193 residential lots for future development of single-family, and condominium dwelling units, 13 numbered lots and 5 lettered lots which include streets and open space for a total of 211 total lots. The lots range in size from 3,460 square feet to 171,010 square feet. The residential area, which is 34.01 total acres, is proposed to have an estimated 376 dwelling units at a density of 7.45 dwelling units per acre. The street system and open space (16.44 acres) contain the remainder of the site. Table 2 shows a breakdown of the area:

Table 2: VTTM 6000 (Santa Paula Creek Neighborhood) Summary

Tract 6000	Lots	Acres	Est. Dwelling Units
Residential	193	34.01	376
Streets	13	15.5	-
Open Space	5	.94	-
Total	211	50.45	376

Landscaping

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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 – Concept Common Area Landscape Plans).

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

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
Walker Lane
Santa Paula Street

Specific Plan Consistency

The subject site is designated East Area 1 Specific Plan and is consistent with the regulating plan for the Santa Paula Creek and Foothill Neighborhoods and the Neighborhood (N) Regulating Plan which allow for residential development. The proposed layout and configuration is in substantial conformance with the approved East Area 1 Specific Plan which called for residential development.

Subdivision

Both the Subdivision Map Act (Gov. Code § 66473.5) and the City's Subdivision Ordinance (SPMC § 16.80.160) require that proposed subdivision maps conform to the General Plan, any Specific Plan, and zoning district regulations. Under the City's Subdivision Ordinance (SPMC § 16.80.160), in acting to approve or conditionally approve a tentative map, the City Council must find that the proposed subdivision is:

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- 1) Consistent with the Santa Paula General Plan;
- 2) Consistent with any applicable Specific Plan or Planned Development;
- 3) Consistent with provisions of the Santa Paula Development Code, including Santa Paula Municipal Code Chapter XVI;
- 4) In the interest of public health and safety; and
- 5) Is a necessary prerequisite to the orderly development of the surrounding area.

A tentative map application must be denied if the City Council finds any of the following findings (Gov. Code §§ 66474, 66474.01; SPMC § 16.80.170):

- 1) The proposed map, or the design or improvement of the proposed subdivision, is not consistent with the General Plan or Specific Plans as specified by California Government Code section 65451;
- 2) The proposed map, or the design or improvement of the proposed subdivision, is not consistent with an applicable General Plan or Specific Plan;
- 3) The site is not physically suitable for the type of development proposed;
- 4) The site is not physically suitable for the proposed density of development proposed;
- 5) The design of the subdivision or the proposed improvements will likely cause substantial environmental damage or substantially and unavoidably injure fish or wildlife or their habitat. The City Council may still approve a tentative map, however, where, as here, an environmental impact report was prepared with respect to the project and a finding was made pursuant to paragraph (3) of subdivision (a) of Section 21081 of the Public Resources Code that specific economic, social, or other considerations make infeasible the mitigation measures or project alternatives identified in the environmental impact report;
- 6) The design of the subdivision or type of improvements will likely cause serious public health or safety problems;
- 7) The design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision. The City Council may approve a tentative map, however, if it finds that alternative easements will be provided, and that these will be substantially equivalent to the ones previously acquired by the public. All easements must be recorded or established by court order; or
- 8) The proposed subdivision is not consistent with all applicable provisions of the Santa Paula Development Code.

The City Council may also deny a proposed tentative map based on any of the following findings (SPMC § 16.80.180):

- 1) The proposed subdivision is not compatible with surrounding development in terms of density, patterns of development, access, or other consideration;
- 2) The city's cost of providing infrastructure support or services outweigh any benefits associated with the subdivision.

In this case, the East Area 1 Specific Plan is the legislative document which regulates

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land uses and development standards for the proposed project. The proposed subdivisions are in substantial conformance with the EA 1 Specific Plan and the approved Vesting Master Tentative Tract Map No. 5854. Staff believes that the findings necessary for approval of tentative maps, described above, may be made by the City Council.

ENVIROMENTAL 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.

ALTERNATIVES:

The following alternatives are available to the Planning Commission:

- 1) Adopt Resolution No. 3766 recommending that the City Council approve Project 53L-6000-1 and 53K-6001-1 for Vesting Tentative Tract Map Nos. 6000 and 6001 allowing the creation of 483 residential lots and 42 lettered lots for streets, parks, and paseos, approve preliminary landscape plans for the common areas, subject to the conditions of approval.
- 2) Adopt an amended Resolution No. 3766 recommending that the City Council approve Project 53L-6000-1 and 53K-6001-1 for Vesting Tentative Tract Map Nos. 6000 and 6001 allowing the creation of 483 residential lots and 42 lettered lots for streets, parks, and paseos, approve preliminary landscape plans for the common areas, subject to modifications to any of the foregoing by the Planning Commission.
- 3) Deny the applicant's request for a recommendation that the City Council approve Project 53L-6000-1 and 53K-6001-1 for Vesting Tentative Tract Map Nos. 6000 and 6001 allowing the creation of 483 residential lots and 42 lettered lots for streets, parks, and paseos, approve preliminary landscape plans for the common areas, and direct staff to prepare a Resolution of Denial.

STAFF RECOMMENDATION:

Staff recommends the Planning Commission select Alternative No. 1, adopting

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Resolution No. 3766 recommending that the City Council approve Project No. 53L-6000-1 and 53K-6001-1 for Vesting Tentative Tract Map Nos. 6000 and 6001 allowing the creation of 483 residential lots and 42 lettered lots for streets, parks, and paseos, approve preliminary landscape plans for the common areas, subject to the conditions of approval.

ATTACHMENTS:

Attachment A - Resolution No. 3766 and Conditions of Approval - East Area 1 VTTM Nos. 6000 and 6001

Exhibit 1 - Existing Approved East Area 1 Specific Plan Map

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

Exhibit 3 - Phase II VTTM No. 6001 - Foothill Neighborhood

Exhibit 4 - Phase III VTTM No. 6000 - Santa Paula Creek Neighborhood

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