

## PLANNING COMMISSION

### STAFF REPORT

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Meeting Date: February 8, 2024

#### SOUTH OF IRIS PLANNED UNIT DEVELOPMENT

Case: General Plan Amendment (PEN22-0159), Change of Zone (PEN22-0158), Conditional Use Permit (PEN22-0157), and Tentative Tract Map 38458 (PEN22-0156)

Applicant / Property Owner: South of Iris 2021, LLC

Representative David Patton

Location: South side of Iris Avenue, east of Indian Street

Case Planner: Oliver Mujica, Contract Planner

Council District: 4

Proposal: A General Plan Amendment, Change of Zone, Conditional Use Permit, and Tentative Tract Map 38458, to subdivide approximately 9.42 acres for a Planned Unit Development comprised of 78 detached single-family residences.

CEQA Determination: Adopt Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program.

#### **SUMMARY**

The Applicant, South of Iris 2021, LLC (consisting of David Patton, Mark Patton, Tracey Duesler, and Michael and Karen Patton) is requesting the approval of the Iris (Neighborhood I) at Heritage Park Project, a 78-unit single-family residential project on approximately 9.42 acres consisting of a General Plan Amendment and Change of Zone, to change the land use and zoning, a Conditional Use Permit for a Planned Unit Development (PEN22-0157), and a Tentative Tract Map for the 78 single-family lots with associated improvements.

## **PROJECT DESCRIPTION**

### **Proposed Project**

#### **General Plan Amendment**

The General Plan Amendment (PEN22-0159) is a request to change the General Plan Land Use Designation of the Project Site from R5 Residential to R10 Residential to provide for a variety of residential products and to encourage innovation in housing types. Developments within R10 Residential areas are typically expected to provide amenities not generally found in suburban subdivisions, such as common open space and recreational areas. The maximum allowable density for the R10 Residential Land Use Designation is 10.0 dwelling units per acre. The Proposed Project with 78 detached single-family residences on the subject 9.42-acre Project Site provides a density of 8.28 dwelling units per acre.

#### **Change of Zone**

The Change of Zone (PEN22-0158) is a request for approval to change the Zoning District classification of the Project Site from Residential 5 (R5) District to Residential Single-Family 10 (RS10) District. The intent of the Residential Single-Family (RS10) District is to provide for residential development on small single-family lots, such as Planned Unit Developments, with amenities not generally found in suburban subdivisions. This RS10 District is intended for subdivisions at a maximum allowable density of 10.0 dwelling units per acre.

#### **Conditional Use Permit for Planned Unit Development**

The Conditional Use Permit (PEN22-0157) is a request for approval of a Planned Unit Development (PUD) comprised of 78 detached single-family residences, a 0.27-acre and 0.12-acre publicly accessible tot lot and dog park, respectively, a 0.41-acre retention basin, and the required on-site and off-site improvements. The Planned Unit Development allows for flexible development standards to address the unique characteristics of the site. As required for Planned Unit Developments, Design Guidelines have been prepared for the Proposed Project that establishes the land use regulations, development standards, architectural design standards, and landscaping design guidelines, and includes the dedication and maintenance of the permanent open spaces. The Design Guidelines also provide architectural themes for the single-family residences and guidance for the neighborhood entrances and perimeter fencing around the community.

#### **Tentative Tract Map**

The proposed Tentative Tract Map No. 38458 (PEN22-0156) is a request for approval to subdivide the 9.42-acre Project Site into 78 single-family residential lots, ranging in size from approximately 2,760 square feet to approximately 3,989 square feet. The average lot size is 3,078 square feet. The subdivision also includes a 0.39-acre privately maintained and publicly accessible tot lot and dog park.

## **Site and Surrounding Area**

The Project Site is currently vacant and unimproved. The property directly to the north, across Iris Avenue, is within the Public Facilities (PC) District and developed with Rainbow Ridge Elementary School. The properties to the east are within the Residential 5 (R5) District, and development with single-family residences. The property directly to the south, across Goya Avenue, is vacant and unimproved within the Residential (R5) District, and it is the subject of Neighborhood II of the proposed Heritage Park Project. The properties to the west are within the Residential (R5) District and developed with single-family residences.

## **Access/Parking**

The primary entrances into the Proposed Project are located on Iris Avenue from the north and Goya Avenue from the south. The Proposed Project demonstrates a pedestrian-oriented development by interconnecting the neighborhoods with 6.5-foot wide sidewalks along both sides of the internal streets to encourage physical activity by providing safe and convenient pedestrian access to strategically placed parks within walking distance of the residences.

Each single-family residence has a two-car garage, as required by the Municipal Code. Additionally, the proposed private streets are designed to accommodate parking on both sides.

## **Design/Landscaping**

The PUD incorporates architectural guidelines for the proposed development. The applicant is proposing four (4) two-story floor plans and four (4) exterior elevation designs, Ranch, Spanish Prairie, and Craftsman with various color combinations and architectural design elements using stucco, varied siding finishes, stone, and various trim fixtures, and varied rooflines.

The PUD includes typical plot plan configurations for the homes with typical front yard landscaping.

The Homeowner's Association will perform all common area maintenance to ensure a well-maintained appearance of the streetscapes, and common areas including the 0.27-acre tot lot and 0.12-acre dog park, respectively, and the retention basin.

## **REVIEW PROCESS**

As part of the standard review process, all appropriate outside agencies have considered the Proposed Project. The Proposed Project was reviewed by the City's Development Review Team as required by the Municipal Code. Following subsequent revisions and staff review, the project was deemed complete.

## **ENVIRONMENTAL**

An Initial Study was prepared by Ardurra Group, and accepted by the Planning Division Staff in compliance with the requirements of the California Environmental Quality Act (CEQA) and its guidelines. The Initial Study examined the potential impacts of the Proposed Project on the environment. The Initial Study/Mitigated Negative Declaration (IS/MND) serves as the appropriate CEQA documentation for the Proposed Project. With the implementation of the proposed mitigation measures, the Proposed Project will not have a significant effect on the environment. Technical studies prepared in support of the IS/MND include the following: Air Quality, Greenhouse Gas and Energy Impact Analysis; Habitat Assessment and Habitat Conservation Plan; Cultural Resources Assessment; Geotechnical Engineering Investigation; Preliminary Hydrology Study; Water Quality Management Plan; Noise Impact Study; Traffic Impact Analysis; Vehicle Miles Traveled Impact Analysis; and Planned Unit Development Design Guidelines. Copies of the appendices to the IS/MND can be accessed from the link attached to this staff report. The documents can be reviewed at City Hall during operating hours, and online on the City's website.

Mitigation measures are recommended for the Proposed Project in the following areas: Air Quality, Biological Resources, and Tribal and Cultural Resources, all of which are incorporated into the Mitigation Monitoring and Report Program (MMRP). The cultural resources measures are intended to ensure that potential resources that might be discovered are protected. However, these measures are not required to address a known significant impact. Based on the Initial Study and with the implementation of the proposed mitigation measures, the Proposed Project will not cause any significant impacts to the environment.

The public comment period for the Notice of Intent to Adopt the Initial Study/Mitigated Negative Declaration (State Clearinghouse Schedule Number 2023120763) began on December 29, 2023, and ended on January 29, 2024, which satisfies the required 30-day public review period required for this Proposed Project. As of the preparation of this staff report, no comments have been received. Written comments related to the Proposed Project received after the preparation of this staff report will be provided at the public hearing.

### **NOTIFICATION**

Consistent with the Municipal Code provisions and applicable law, public notice was sent to all property owners of record within 600' of the Project Site, posted on the Project Site, and published in the Press Enterprise Newspaper.

### **REVIEW AGENCY COMMENTS**

Staff coordinated with outside agencies where applicable, as is the standard review process for these development applications.

### **STAFF RECOMMENDATION**

Staff recommends that the Planning Commission take the following actions:

A. **ADOPT** Resolution No. 2024-03, attached hereto, recommending that the City Council:

1. **ADOPT** the Initial Study/Mitigated Negative Declaration prepared for General Plan Amendment (PEN22-0159), Change of Zone (PEN22-0158), Conditional Use Permit (PEN22-0157), and Tentative Tract Map 38458 (PEN22-0156) on file with the Community Development Department, incorporated herein by this reference, which was completed in compliance with CEQA and the CEQA Guidelines, and reflects that the Planning Commission reviewed and considered the information contained in the Initial Study/Mitigated Negative Declaration, and exercised its independent judgment and analysis of the Proposed Project's potential environmental impacts; and
2. **ADOPT** the Mitigation Monitoring and Reporting Program prepared for the Proposed Project, which consists of General Plan Amendment (PEN22-0159), Change of Zone (PEN22-0158), Conditional Use Permit (PEN22-0157), and Tentative Tract Map 38458 (PEN22-0156) pursuant to CEQA and the CEQA Guidelines.

B. **ADOPT** Resolution No. 2024-04, attached hereto, recommending that the City Council:

1. **APPROVE** General Plan Amendment (PEN22-0159) based on the recitals, evidence contained in the administrative records and findings as set forth in Resolution No. 2024-04.

C. **ADOPT** Resolution No. 2024-05, attached hereto, recommending that the City Council:

1. **APPROVE** Change of Zone (PEN22-0158) based on the recitals, evidence contained in the administrative records and findings as set forth in Resolution No. 2024-05.

D. **ADOPT** Resolution No. 2024-06, attached hereto, recommending that the City Council:

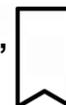
1. **APPROVE** Conditional Use Permit (PEN22-0157) and Tentative Tract Map 38458 (PEN22-0156) based on the recitals, evidence contained in the administrative records and findings as set forth in Resolution No. 2024-06.

Prepared by:  
Oliver Mujica  
Consultant

Approved by:  
Sean P. Kelleher  
Acting Assistant City Manager / C.D. Director

## **ATTACHMENTS**

To view large attachments, please click your “bookmarks”



on the left hand side of this document for the necessary attachment.

1. Resolution No. 2024-03 ISMND
2. Exhibit A: Initial Study/Mitigated Negative Declaration
3. Appendix A - Air Quality, GHG & Energy Impact Analysis
4. Appendix B - Habitat Assessment & Habitat Conservation Plan
5. Appendix C - Cultural Resources Survey Report
6. Appendix D - Paleontological Resources Technical Report
7. Appendix E - Geotechnical Engineering Investigation
8. Appendix F - Water Quality Management Plan
9. Appendix G - Traffic Impact Analysis
10. Appendix H - Noise Study
11. Exhibit B: Mitigation Monitoring and Reporting Program
12. Exhibit C: Notice of Intent to Adopt a Mitigated Negative Declaration
13. Resolution No. 2024-04 General Plan Amendment
14. Resolution No. 2024-05 Change of Zone
15. Resolution No. 2024-06 CUP/Map
16. PUD Design Guidelines
17. Project Plans 1
18. Project Plans 2
19. Project Plans 3
20. Public Comments