

STAFF REPORT

Meeting

Date: August 14, 2019

To: Chairperson and Members of the Planning Commission

From: Community Development Department

Subject: **ITEM A: MONTE VERDE**

Resolution No. 2019-7

Tentative Subdivision Map (TS2018-003)

Development Review (DR2018-011 |DR2018-012)

Development Agreement (DA2019-001)

General Plan Amendment (GPA2018-003)

Zone Change (ZC2018-002)

Environmental Review (ER2018-019)

Location: 199 Dobe Lane
Southeast corner of Peabody Road and Dobe Lane
(APNs:0174-040-020; -030; -200)

Applicant: Blue Mountain Communities

Property Owner: A&S Trust/Garben John P Trust

Lindelmann Family Trust/Garben Arthur E Jr.

Public hearing on request by Blue Mountain Communities to construct a 124 unit detached-single family subdivision across three vacant parcels at the southeast corner of Peabody Road and Dobe Lane. Primary access to the subdivision shall be off Dobe Lane. The subdivision consists of five house plans with three elevations per plan, community landscaping, common open space areas, a private community dog park, and protected wetland areas. The proposal also includes a General Plan Amendment and Zone Change from the existing MU (Mixed-Use) and CS (Service Commercial) designations to RLM (Residential Low-Medium). To initiate the residential project a Development Agreement is incorporated as well. The proposed Mitigated Negative Declaration finds that the project will not have a significant effect on the environment.

(Planner: Meily Sheehan, 707-428-7474, msheehan@fairfield.ca.gov)

SITE INFORMATION

- A. Location: The project site is currently addressed 199 Dobe Lane. The site is north of Air Base Parkway at the southeast corner of Peabody Road and Dobe Lane.
- B. Parcel Size: Approximately 24.37 acres (APNs: 0174-040-020; -030; -200).

C. Current Zoning and Land Use:

	<u>Zoning</u>		<u>Land Use</u>
Project Site:	CS	(Service Commercial)	Vacant
North:	RH	(Residential High Density)	Residential
South:	PF	(Public Facility)	Travis Air Force Base
East:	Not in City Limits, IL	(Not in City Limits) (Limited Industrial)	Vacant Utilities, Public or Quasi-public - Major
West:	IL	(Limited Industrial)	Manufacturing and Assembly: Medium

D. Current General Plan Designations:

Project Site:	MU	(Mixed Use)
North:	RH	(Residential High)
South:	PF	(Public Facilities)
East:	MU	(Mixed Use)
West:	IL	(Limited Industrial)

- E. Site Characteristics/Special Features: The ±24.37-acre vacant site has generally flat topography, with elevations ranging between 50 and 60 feet above mean sea level, and is dominated by annual grassland. Seven wetland features were identified on the project site, of which three were determined to be vernal pools and four were determined to be ephemeral wetlands. An existing residence, including four buildings and a livestock pasture, is located in the northeast corner of the site.

PROJECT DESCRIPTION

- A. Dwelling Units/Density: 124-units / 5 units per acre
- B. Minimum Lot Size Required/Provided: There are no minimum lot size requirements for small-lot single-family developments in the RLM zoning designation. The smallest lot size proposed is 4,050 square feet.
- C. Lot Coverage: Up to 50% coverage is permitted in the RLM zone. None of the proposed floor plans exceed the lot coverage regulations. All plans cover less than 36% of the lot.

<u>D. Residential Setbacks:</u>	<u>Required</u>	<u>Minimum Provided</u>
Front or street side yards:		
Monolithic sidewalk	10 feet	10 feet or greater

Rear and interior side yards:	0-4 feet	4 feet
Garage opening:	18 feet	18 feet

- E. Parking Required/Provided: Two on-site (one covered and one uncovered or two covered) and one off-site parking spaces (within 200 feet) per house are required. Each of the proposed floor plans provide two covered on-site and one off-site parking spaces. 248 covered garage spaces and a minimum 124 street parking spaces are provided.

BACKGROUND INFORMATION

Several iterations of the project have been reviewed by the Community Development Department and various County agencies and entities. Furthermore, the project has been shared, by the applicant, with the surrounding neighborhoods at a community meeting on April 26, 2018. Cumulative feedback from all parties has adjusted the project to the current proposal. Major items that have been revised throughout the project’s timeline are: the open space and amenity features, stormwater quality treatment areas, access to existing easements, conditioning the establishment of an HOA, and incorporating a Development Agreement to implement an equivalent Northeast Area fee.

ANALYSIS FOR PLANNING COMMISSION

- A. General Plan/Zoning Consistency: This proposal requires the approval of a General Plan Amendment and Zone change from Mixed Use/Commercial Service to Residential Low-Medium Density. The proposed land use is consistent with the following General Plan Objectives and Policy:

Objective HO 1

Provide for varied housing opportunities, in terms of type, price, amenities, neighborhood design, and location, for all income groups and family types;

Objective HO 2

Encourage infill housing in developed areas of the City;

Objective HO 8

Promote energy conservation. Implement state energy conservation standards. Encourage energy-conserving development patterns;

Policy LU 1.1

Only allow development that is consistent with the Land Use Diagram and the Land Use Category definitions;

Objective LU 8

Develop and maintain a pattern of residential land uses which provides for a variety and balance of densities and opportunities for a mixture of different dwelling and tenure types;

Policy LU 18.1

Utilize land within the existing city limits as efficiently as possible, allowing for a wider variety of housing types and densities within the same zone district, and economical use of public services and infrastructure;

Objective LU 18

Encourage infill development and compact growth;

Objective UD 4

Ensure high standards of quality in development;

Objective UD 6

Utilize extensive landscaping to beautify Fairfield's urban areas.

- B. Development Agreement: In conjunction with the proposed General Plan Amendment, Zone Change, and development applications, the City and applicant are proposing to enter into a Development Agreement for the project. The proposed Development Agreement is between the applicant, Blue Mountain Communities and the City of Fairfield. The purpose of the agreement is to ensure that the project is subject to development fees that are equivalent to the existing fees outlined in the Northeast Area Fee Program.

The project site was not initially considered for the Northeast Area Fee Program due to its current commercial zoning designation. However, should the project be approved, the proposed subdivision will contribute to and benefit from the improvements outlined in the Northeast Area Fee Program. Therefore, this Development Agreement would require the developer to pay equivalent development fees (Northeast Area Equivalent Fee Payment) for each residential lot on a final map, no later than recordation of the final map for the Project. The fees shall be used by the City for the benefit of the City and the City's residents in the City's sole and absolute discretion. In the event that the City amends the Northeast Area Fee Program such that the proposed project is subject to the Northeast Area Fee Program, the Northeast Area Equivalent Fee Payment will not be required and the developer shall instead owe the Northeast fees as outlined in such amended fee program. Furthermore, the Development Agreement would provide developmental certainty or vested development rights. The Agreement will grant the applicant greater project assurances and longer lifetimes for their approvals. Specifically, approval lifetimes for the project will be 10 years with an optional extension subject to the review and approval of the City Council. The Development Agreement terms are included with the attached resolution for the Planning Commission's recommendation to City Council.

- C. Tentative Subdivision Maps: The Tentative Subdivision Map is to create 124-residential lots, open space and amenity areas, stormwater treatment areas, as well as wetland areas out of the ±24.37-acre site. As proposed, the subdivision complies with all of the lot standards of the Zoning Ordinance. Additional map conditions are proposed that would:

1. Require the developer to form a Homeowner's Association to maintain the following private improvements and open space areas: landscaping, and irrigation improvements; subdivision roadways; fencing and sound walls/masonry walls; streetlights; development signage; drainage ditches; bio-retention ponds along Dobe Lane; rectangular rapid flashing beacon(s) on Dobe Lane; common open space areas; wetlands.
2. Require the developer to record the wetland areas and publicly-owned and maintained bio-retention basins/detention ponds on separate parcels with the Final Map. Wetland parcels shall be retained by the HOA and publicly-owned bio-retention basins shall be conveyed to the City of Fairfield.

D. Development Review:

The proposed project consists of five (5) house plans, a community design plan, common open space, site landscaping, and associated site improvements.

House Plans: Each house plan has three distinctly different elevations. The following architectural styles were utilized; Craftsman, Spanish, and Cottage. All of the proposed floor plans are two-story homes, with an attached garage, and a minimum backyard area of 450 square-feet. The units range from 2,020 square-feet to 3,121 square feet. The house plans are consistent with the applicable RLM development standards of the Zoning Ordinance and the City's Design and Development Guidelines for residential projects, as proposed and conditioned. The project contains several design elements, to ensure the homes are equal or superior in quality to existing single family projects in Fairfield. As designed and conditioned, architectural variety in the plans are achieved through the use of built up trim elements, off sets within the wall planes, pop out projections, varied roof heights and roof lines, window treatments and sizing, inset entrances, construction materials, and color schemes. Adequate detailing and visual interest provided on the house plans also add substantial character to the project.

Community Design Plan: A cohesive community plan has been composed highlighting the house plans and open space components of the project, as well as indicating specific details of subdivision. The community design plan includes the following facets of the proposed subdivision: 1.) an architectural design theme for the project as a whole; 2.) an open space plan describing how each type of common open space will be improved, maintained, and utilized; 3.) a conceptual lighting plan; 4.) fencing/wall details depicting design, materials, location, and height; 5.) community identification signs and entry features; and 6.) a conceptual mailbox plan identifying design and location.

Open Space: Zoning Ordinance regulations require a minimum of 450 square-feet of private open space be provided. As aforementioned, all of the proposed floor plans can accommodate a minimum of 450 square-feet of private backyard open space. Zoning regulations also require a minimum of 5% of the net project area be common

open space. This requirement is fulfilled by various amenities throughout the subdivision, such as; a community parklet with picnic areas and a play structure, and a fenced-in dog park. These amenity features will be privately owned and maintained by a Homeowner's Association (HOA).

Site Landscaping: A conceptual landscape plan was submitted depicting the street landscaping, open space, and wetland areas planned for the site. 24-inch box street trees are proposed along Dobe Road and the interior subdivision streets. Additional trees are proposed along Peabody Road and throughout the open space and amenity areas of the neighborhood. Furthermore, wetland preserve areas have been identified and beautified with compatible landscaping. Although the conceptual plan only specifically outlines tree locations, the proposed plant pallet provides a variety of ground cover and shrub plant species. Formal landscape plans must be submitted to the City for building permit issuance, and will be subject to the review and approval of the Community Development Department.

Site Improvements: The Project consists of proposed streets and the necessary utilities needed to serve the development. As proposed and conditioned the project will be developed per all applicable State and City regulations. Furthermore, coordination with the City of Vallejo, Fairfield-Suisun Sewer District, and PG&E has been conditioned to ensure all easements and utilities are properly addressed.

Four stormwater treatment areas have been incorporated throughout the project site, providing ample square-footage to retain and treat storm water. Three smaller basins are provided along Dobe Lane and one larger basin is provided at the southern portion of the project site, parallel to Air Base Parkway. The treatment areas along Dobe Lane will be privately owned and maintained by the established HOA. The larger treatment area will be owned and maintained by the City.

- E. Environmental Review: Based on the findings of the Initial Study, staff identified potential significant impacts relative to air quality, biological resources, cultural resources, geology and soils, hydrology and water quality, and noise. The identified impacts can be reduced to less than significant levels with the implementation of mitigation measures recommended in the Mitigated Negative Declaration (MND) to satisfy the requirements of the California Environmental Quality Act (CEQA).
- F. Correspondence: No correspondence has been received regarding the Monte Verde Tentative Subdivision Map and Development Agreement.

RECOMMENDATION

Staff recommends the Planning Commission adopt Resolution No. 2019-7, granting approval of the Tentative Subdivision Map and Development Review, and forwarding a recommendation of approval to the City Council for the Development Agreement, General Plan Amendment, Zone Change, and Mitigated Negative Declaration.

Attachments:

1. Resolution No. 2019-7, with attached:
 - Exhibit A – Mitigated Negative Declaration, Mitigation Monitoring Program, and Initial Study
 - Exhibit B – Draft Ordinance and Development Agreement
 - Exhibit C – Draft Ordinance, Zoning Amendment
 - Exhibit D – Conditions of Tentative Subdivision Map and Development Review Approval
2. General Plan and Zoning Exhibits
3. Reduced Plans (8.5"x11")