

CITY OF WILDOMAR – PLANNING COMMISSION
Agenda Item #2.1
PUBLIC HEARING
Meeting Date: October 19, 2016

TO: Chairman and Members of the Planning Commission

FROM: Matthew Bassi, Planning Director

SUBJECT: Nova Homes Residential Project (PA No. 15-0129):

Planning Commission review of the “Nova Homes Residential Project” consisting of an Initial Study/Mitigated Negative Declaration, General Plan Amendment, Change of Zone, Tentative Tract Map, and Plot Plan to develop 77 single family residences on 11.25 acres located on the east side of George Avenue about 660 feet north of Clinton Keith Road.

STAFF REPORT

STAFF RECOMMENDATION:

The Planning Department recommends the Planning Commission take the following actions:

1. Adopt a Resolution entitled:

PC RESOLUTION NO. 2016-28

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, RECOMMENDING CITY COUNCIL ADOPTION OF A MITIGATED NEGATIVE DECLARATION (SCH# 2016081009), INCLUDING ADOPTION OF A MITIGATION MONITORING AND REPORTING PROGRAM FOR THE NOVA HOMES RESIDENTIAL PROJECT (PLANNING APPLICATION NO. 15-0129) CONSISTING OF A GENERAL PLAN AMENDMENT, CHANGE OF ZONE, TENTATIVE TRACT MAP (TTM 36952) AND PLOT PLAN ON APPROXIMATELY 11.25 ACRES LOCATED ON THE EAST SIDE OF GEORGE AVENUE ABOUT 660 FEET NORTH OF CLINTON KEITH ROAD (APN:362-250-001 & 362-250-026)

2. Adopt a Resolution entitled:

PC RESOLUTION NO. 2016-29

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF A GENERAL PLAN AMENDMENT (PLANNING APPLICATION NO. 15-0129) TO CHANGE THE EXISTING LAND USE

DESIGNATION ON APPROXIMATELY 11.25 ACRES FROM MIXED USE PLANNING AREA (MUPA) TO MEDIUM HIGH DENSITY RESIDENTIAL (MHDR), INCLUDING VACATION OF DEPASQUALE ROAD THROUGH THE PROJECT AREA LOCATED ON THE EAST SIDE OF GEORGE AVENUE ABOUT 660 FEET NORTH OF CLINTON KEITH ROAD (APN:362-250-001 & 362-250-026)

3. Adopt a Resolution entitled:

PC RESOLUTION NO. 2016-30

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF A CHANGE OF ZONE (PLANNING APPLICATION NO. 15-0129) TO 1) REMOVE THE EXISTING MIXED-USE OVERLAY DISTRICT DESIGNATION FROM A 5.85 ACRE PORTION OF THE SITE (APN 362-250-001) AND 2) CHANGE THE EXISTING ZONING DESIGNATION ON THE ENTIRE SITE FROM R-R (RURAL RESIDENTIAL) TO R-4 (PLANNED RESIDENTIAL)

4. Adopt a Resolution entitled:

PC RESOLUTION NO. 2016-31

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF TENTATIVE TRACT MAP NO. 36952 (PLANNING APPLICATION NO. 15-0129) TO SUBDIVIDE APPROXIMATELY 11.25 ACRES INTO 1 (ONE) LOT FOR CONDOMINIUM PURPOSES TO ACCOMMODATE THE NOVA HOMES RESIDENTIAL PROJECT (PLANNING APPLICATION NO. 15-0129) LOCATED ON THE EAST SIDE OF GEORGE AVENUE ABOUT 660 FEET NORTH OF CLINTON KEITH ROAD (APN:362-250-001 & 362-250-026)

5. Adopt a Resolution entitled:

PC RESOLUTION NO. 2016-32

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF A PLOT PLAN (PLANNING APPLICATION NO. 15-0129) TO DEVELOP THE NOVA HOMES RESIDENTIAL PROJECT CONSISTING OF THE DEVELOPMENT OF 77 SINGLE FAMILY DETACHED RESIDENTIAL DWELLING UNITS WITH RELATED ON-SITE RECREATION AND LANDSCAPE AMENITIES ON APPROXIMATELY 11.25 ACRES LOCATED ON THE EAST SIDE OF GEORGE AVENUE ABOUT 660 FEET NORTH OF CLINTON KEITH ROAD (APN:362-250-001 & 362-250-026)

PROJECT DESCRIPTION:

The Applicant (Nova Homes, Inc., Tom Mungari) is requesting Planning Commission consideration to develop the Nova Homes Residential project. The proposed Nova Homes Residential project consists of the following applications for review and consideration by the Planning Commission and City Council:

- 1) Mitigated Negative Declaration (IS/MND) - The proposed project requires the preparation, review and adoption of a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (SCH #2016081009) in accordance with Section 15070 of the California Environmental Quality Act (CEQA) Guidelines
- 2) General Plan Amendment (GPA) - The proposed project requires the approval of a general plan amendment to change the existing land use designation from Mixed Use Planning Area (MUPA) to Medium High Density Residential (MHDR) and to remove Depasquale Road (within the project site) from the Circulation Plan to accommodate the proposed residential project.
- 3) Change of Zone (CZ) - The proposed project requires the approval of a change of zone to remove the Mixed-Use Overlay District designation on a portion of the site (APN: 362-250-001) and to change the existing zoning designation of the entire site from R-R (Rural Residential) to R-4 (Planned Residential) to accommodate proposed residential project;
- 4) Tentative Tract Map (TTM No. 36952) - The proposed project requires the approval of a tentative tract map to subdivide the 11.25± acre site into one (1) lot for condominium purposes to accommodate the proposed residential project; and
- 5) Plot Plan (PP) - The proposed project requires the approval of a plot plan/final site plan of development to develop the Nova Homes Residential project consisting of 77 single family detached dwelling units with related on-site/off-site improvements and recreational amenities.

The project site encompasses approximately 11.25 acres and is located between George Avenue and Iodine Springs Road approximately 660 feet north of Clinton Keith Road. The vicinity/location maps on the following pages shows the project site/surrounding area.

Vicinity / Location Map (General)

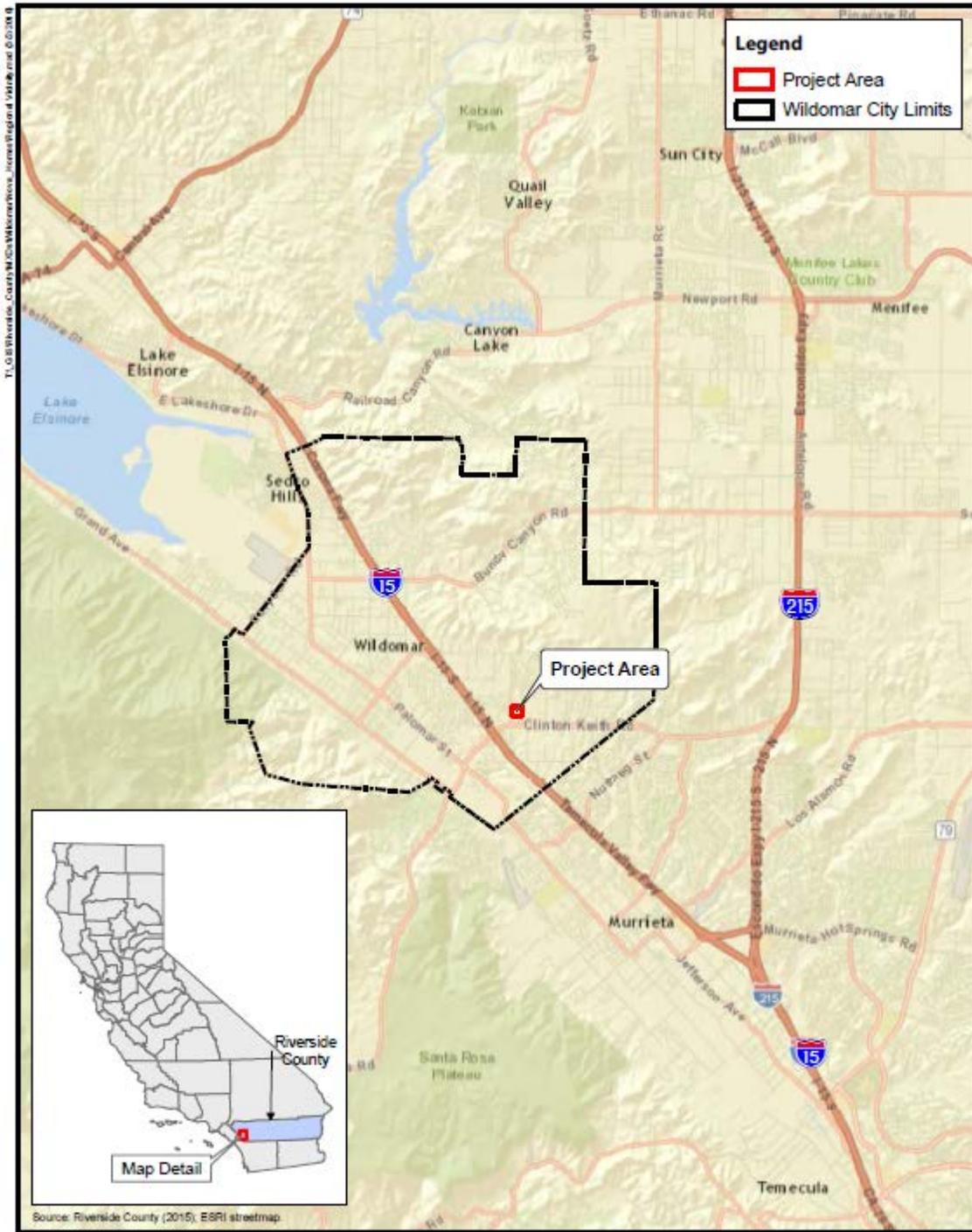


FIGURE 1
Regional Vicinity

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Vicinity / Location Map (Specific)



FIGURE 2
Project Location

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Surrounding Land Uses:

The project site is currently vacant and surrounded by residential neighborhoods to the north and west. There is vacant land to the south and east with a single family dwelling. The table below summarizes the current uses, land uses and zoning designations related to the project site and surrounding properties.

ADJACENT LAND USE, GENERAL PLAN AND ZONING			
Location	Current Land Use	General Plan Land Use Designation	Zoning Designation
Subject Property	Vacant	Mixed Use Planning Area (MUPA)	R-R (Rural Residential) & MUO (Mixed Use Overlay District)
North	Wildomar Springs development (under construction)	MDR (Medium Density Residential)	R-1 (One-Family Dwelling)
South	Vacant	Commercial Retail (CR) & Mixed Use Planning Area (MUPA)	C-P-S (Scenic Highway Commercial)
East	Vacant	Mixed Use Planning Area (MUPA)	R-R (Rural Residential)
West	Existing Single Family Res.	MDR (Medium Density Residential)	R-1 (One-Family Dwelling)

Initial Study/Mitigated Negative Declaration:

The Planning Director in a preliminary review of the proposed project determined that there was substantial evidence that the Nova Homes Residential project may have one or more significant effects on the environment. Therefore, in accordance with the California Environmental Quality Act (“CEQA”), Public Resources Code §§ 21000 – 21189.3, and the CEQA Guidelines, 14 CCR §§ 15000-15387, the proposed project required the preparation of an Initial Study/Mitigated Negative Declaration (IS/MND). Analysis of the CEQA process is provided in the Analysis section of this report. A copy of the draft IS/MND and technical appendices are provided for Commission consideration in Attachment A, Exhibits 1 & 2.

General Plan Amendment (GPA):

The existing General Plan land use designation on the project site is Mixed-Use Planning Area (MUPA). The Nova Homes Residential project requires the approval of a general plan amendment consisting of two (2) components as follows: 1) the existing MUPA land use designation is proposed to be changed to Medium High Density Residential (MHDR) for the entire project site, and 2) the GPA includes the elimination of Depasquale Road through the project (no longer needed to connect to Iodine Springs Road). The land use change reduces the density from an existing 30 units/acre

requirement to about 6.85 units/acre (proposed) creating a good transition area between the Clinton Village Retail project to the south and the Wildomar Springs residential project to the north.

The MHDR land use designation allows single family attached or detached residences with a density range of 5 to 8 units/acre with lot sizes ranging from 4,000 to 6,500 square feet. The single family component is proposed with a density of 6.85 units/acre with a minimum lot size of 11.25 acres. The two (2) exhibits on the following pages reflect the existing and proposed land use changes for the Nova Homes Residential project.

Existing Gen. Plan Land Use Designation Exhibit

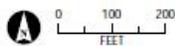
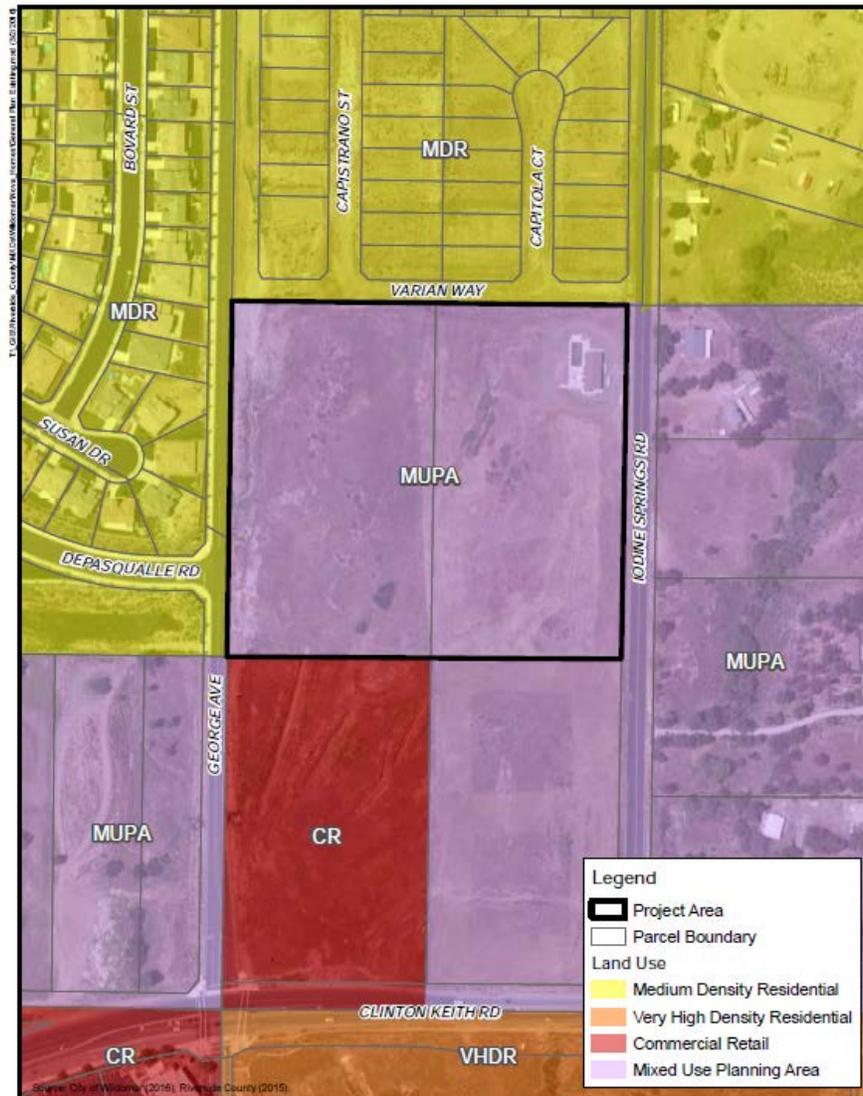


FIGURE 4
Existing General Plan Land Use

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(Planned Residential). The two (2) exhibits below and on the following page reflect the existing and proposed zoning designations for the Nova Homes Residential project.

Existing Zoning Designation Exhibit

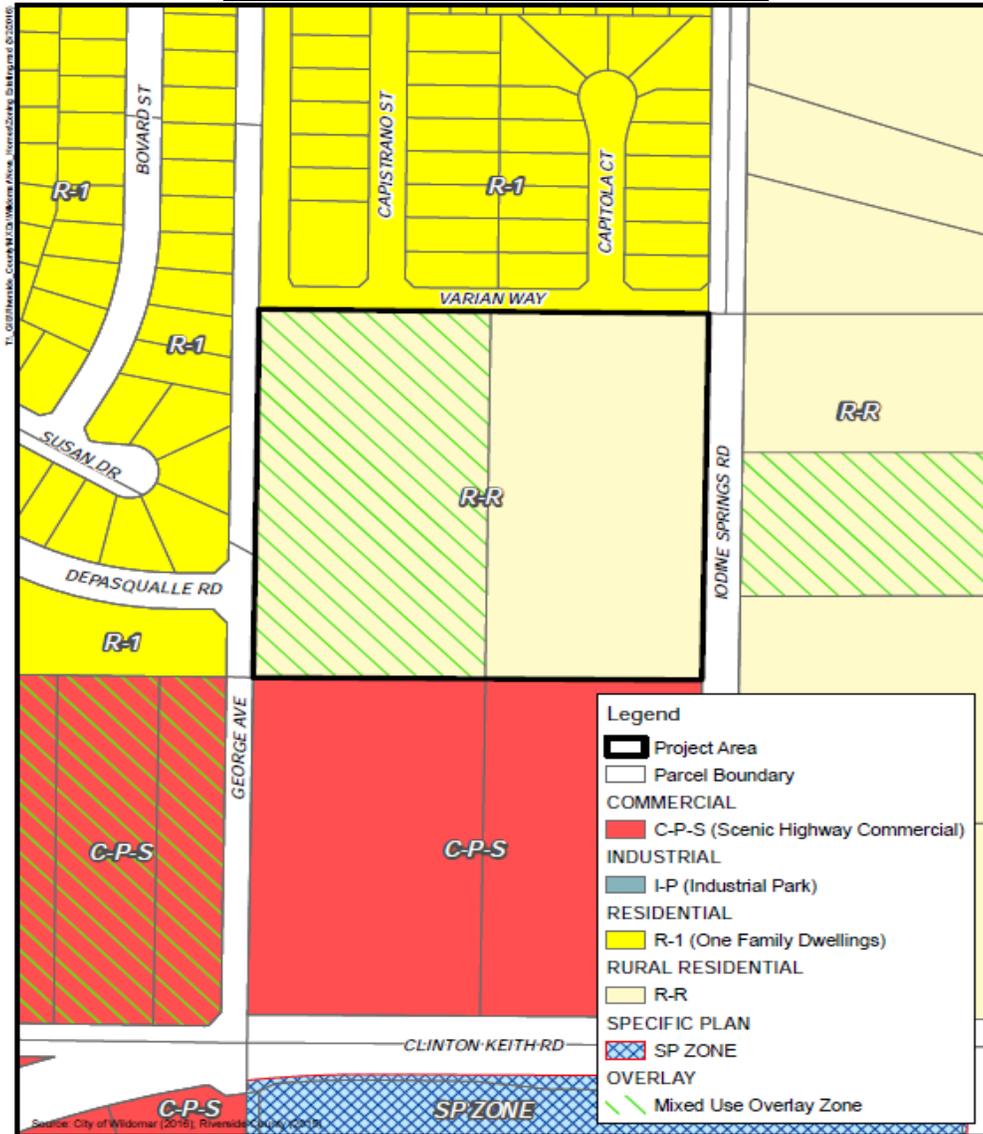


FIGURE 6
Existing Zone District

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Proposed Change of Zone Exhibit

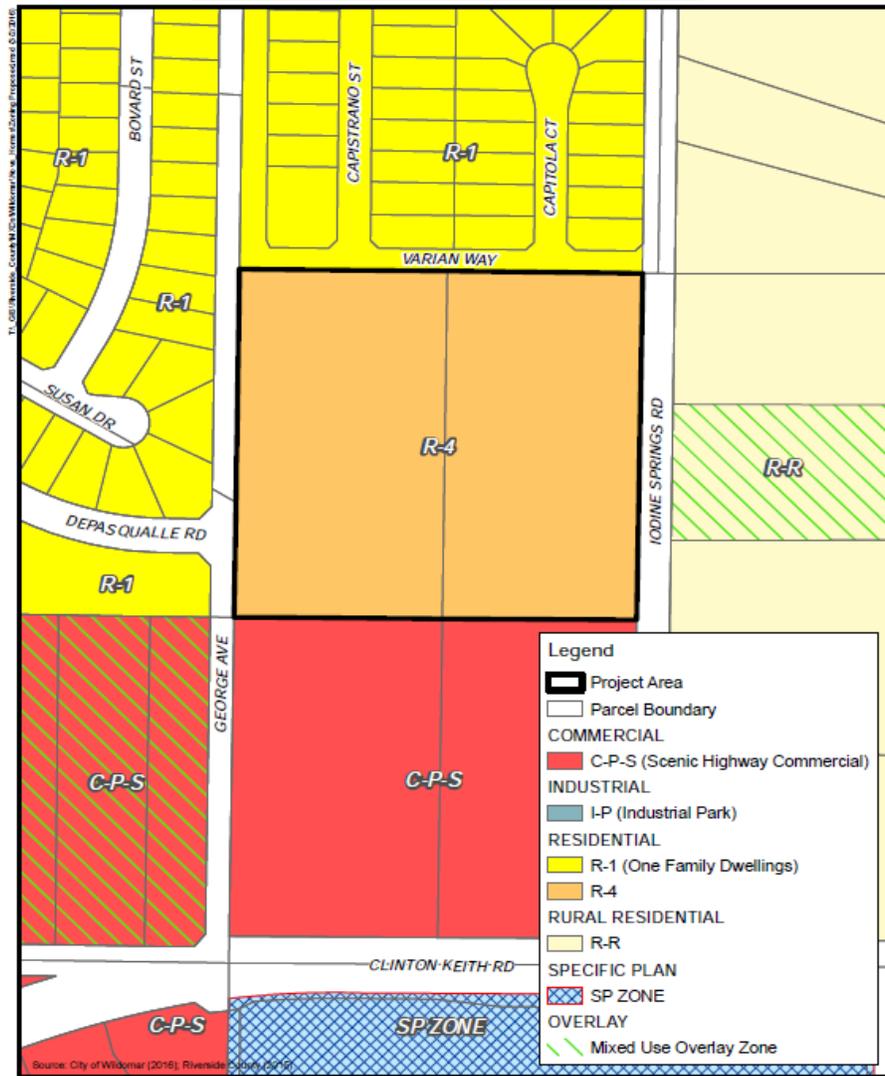


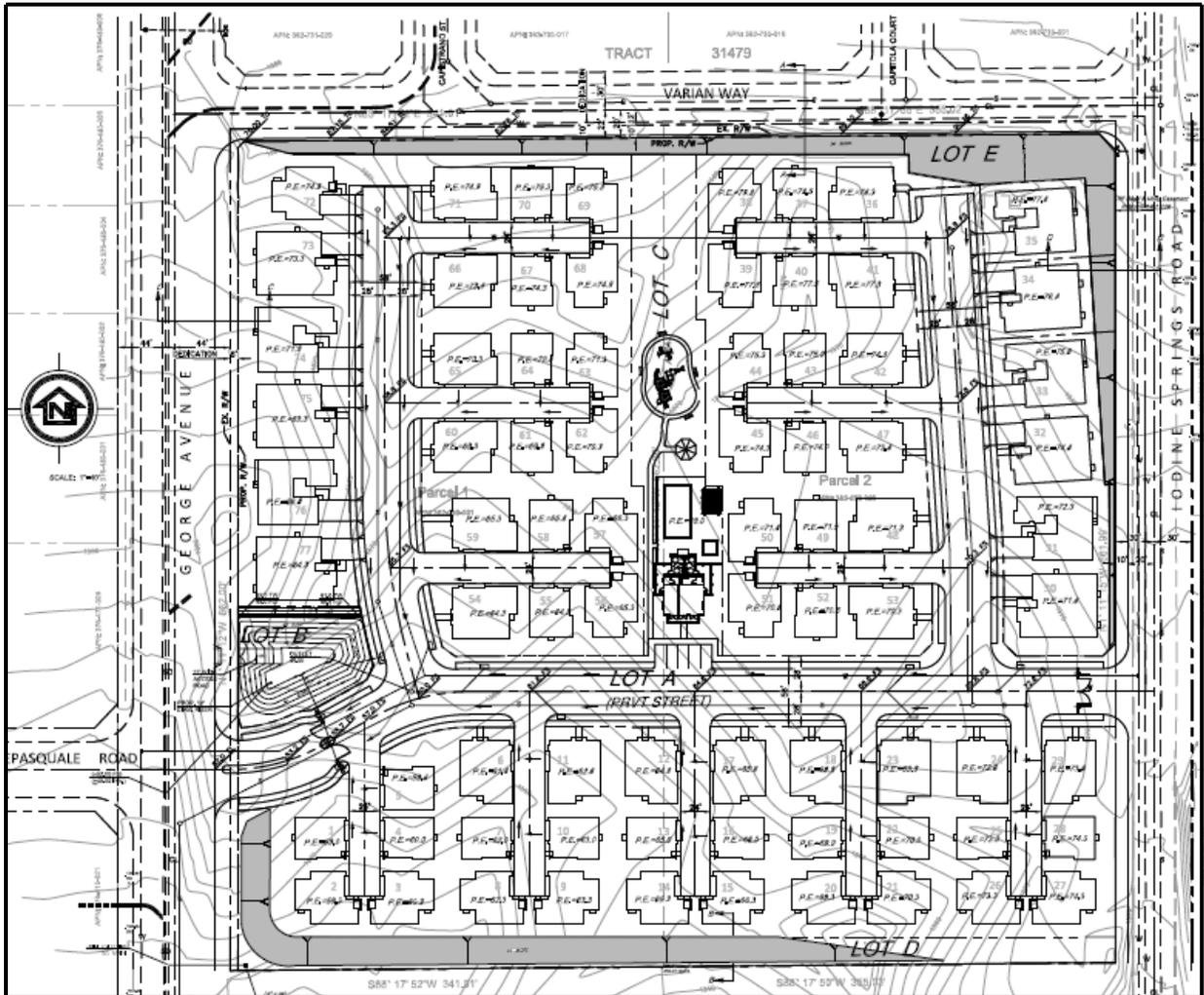
FIGURE 7
Proposed Zone District

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Tentative Tract Map No. 36674:

The Nova Homes Residential project requires the approval of a tentative tract map to subdivide the project site for condominium purposes. Specifically, the tract proposes to subdivide the 11.52± acre site into one (1) parcel that will accommodate 77 single family dwelling units in a condominium setting. The exhibit on the following page reflects the proposed subdivision map.

Proposed Tract Map No. 36952 Exhibit

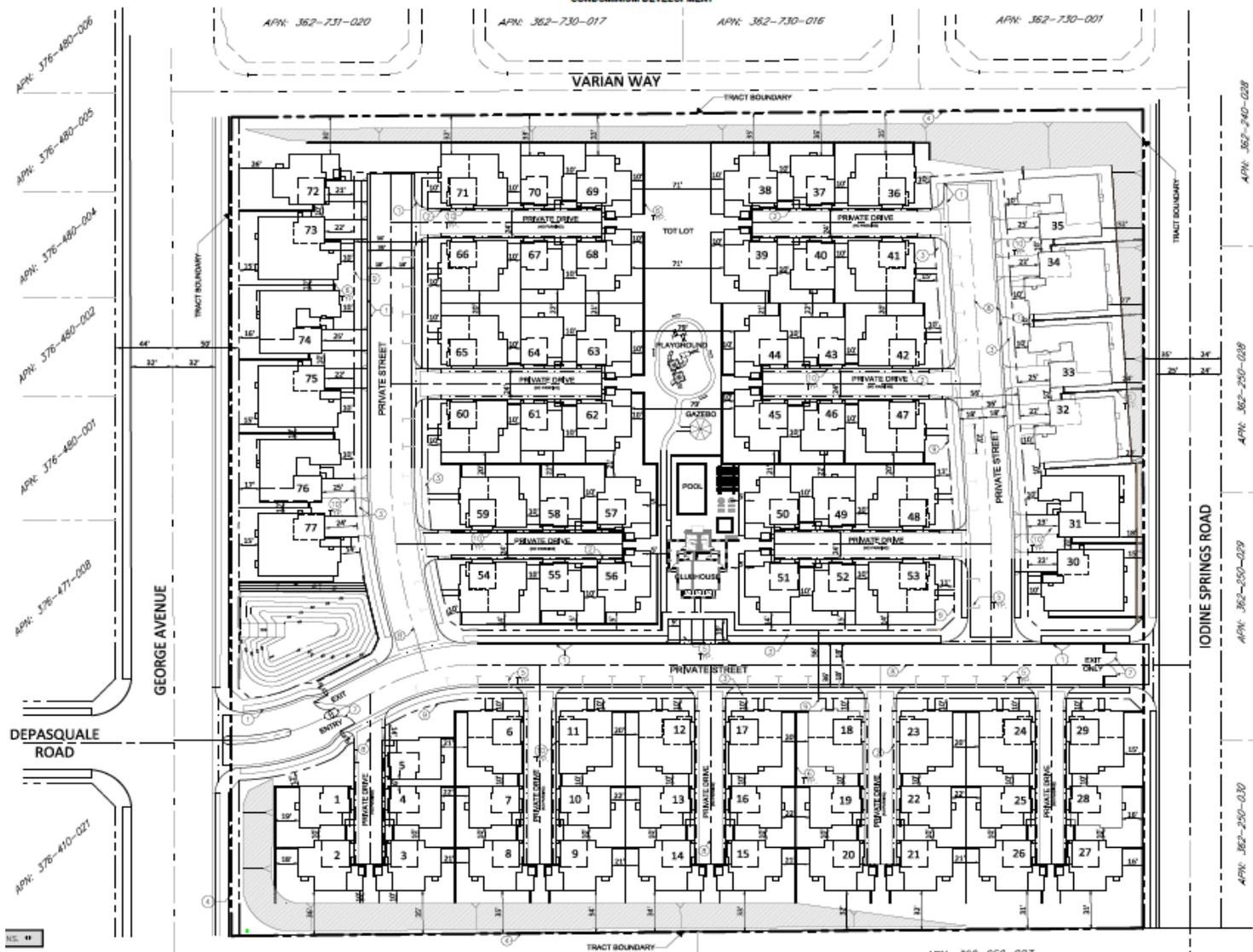


Plot Plan No. 15-0129:

The Nova Homes Residential project requires approval of a plot plan/final site plan of development to build the 77 single family dwelling units. The plot plan package includes a site plan that shows how each unit will be plotted on the site, preliminary grading plan, architectural plan, landscape plan and a wall/fence plan. Development of the project is subject to the development standards of the R-4 zone (Chapter 17.60). This section establishes development and use standards related to lot size, setbacks, building height, etc. The following subsections describe each component of the plot plan package. An analysis of the development standards is provided in the Analysis section below.

An exhibit of the site plan is provided on the following page. A copy of the full development plans package is provided for Commission consideration in Attachment F.

CITY OF WILDOMAR, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
PLOT PLAN: TRACT NO. 36952
 77 DETACHED UNITS ON 1 LOT SUBDIVISION WITH SHARED OPEN SPACE
 CONDOMINIUM DEVELOPMENT



Site Plan:

In accordance with Section 17.60.040.A, the minimum overall area for each dwelling unit shall be 6,000 square feet. Although the project has a condominium map, the minimum overall area for each dwelling unit is about 6,364 square feet. Thus, the project meets this requirement.

In accordance with Section 17.60.040.B, the minimum lot area for the individual lots used as a residential building site shall be 3,500 square feet. In addition, the minimum width of each lot shall be 40 feet and the minimum depth shall be 80 feet. Based on the site plan, the residential building site is approximately 6,300 square feet. As this is a condominium map, there are no individual lots so this requirement would not apply. Nonetheless, the project meets the intent of this requirement.

In accordance with Section 17.60.040.C, the R-4 zone sets a maximum building height of 40 feet for single family residences. As outlined in the architectural elevations, the tallest dwelling unit is 2 stories and does not exceed 26 feet in height. Thus, the project meets this requirement.

In accordance with Section 17.60.040.D, the R-4 zone outlines specific development standards for plotting dwelling units related to setbacks. As shown on site plan, each plotted dwelling unit meets and exceeds these minimum setback requirements. Refer to the table below.

In accordance with Section 17.60.040.E, parking shall comply with Chapter 17.188 of the municipal code. Based on this code section, two (2) spaces per unit is required. The Applicant has provided two (2) spaces per unit in an attached/enclosed garage. Thus, the parking requirements have been met. There are no visitor parking requirements for the single family neighborhood; however, the internal streets have a 36-foot curb-to-curb width which would allow on-street parking on one side of the street.

In accordance with Section 17.60.040.F of the municipal code, individual sewage disposals systems are not allowed in the R-4 zone. The project has been designed to provide a sewer system in accordance with EVMWD requirements so each home is tied to this system. Therefore, the project meets this requirement.

The table on the following page summarizes compliance with the R-4 development standards. Based on this, the proposed site plan meets and exceeds the minimum development standards of the R-4 zone.

Development Standards Table (17.60.040 – R-4 Zone)

Development Standards	Minimum Dev. Standard	Proposed Project	Meets/Exceeds Requirements
Minimum Site Development Area	4 acres	11.25 acres	Yes
Minimum Lot Size	3,500 sq. ft.	N/A (Condo Map)	Yes
Minimum Lot Width/Depth	40 ft. / 80 ft.	730' x 657'	Yes
<u>Required Setbacks</u>			
Front Setback	20 ft.	25' min.	Yes
Rear Setback	10 ft.	15 ft. min.	Yes
Side Setback –			
Interior Side Yard	5 ft.	5 ft. min.	Yes
Corner Lot	10 ft.	14 ft. min.	Yes
Building Height	40 ft. max.	26 ft.	Yes
Density Range (MHDR)	5 - 8 units/acre	6.84 units/acre	Yes

Required Walls/Fencing:

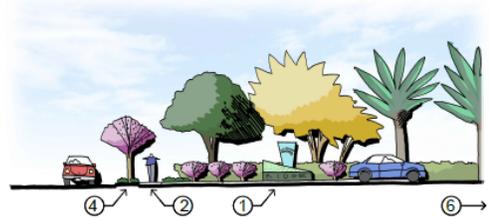
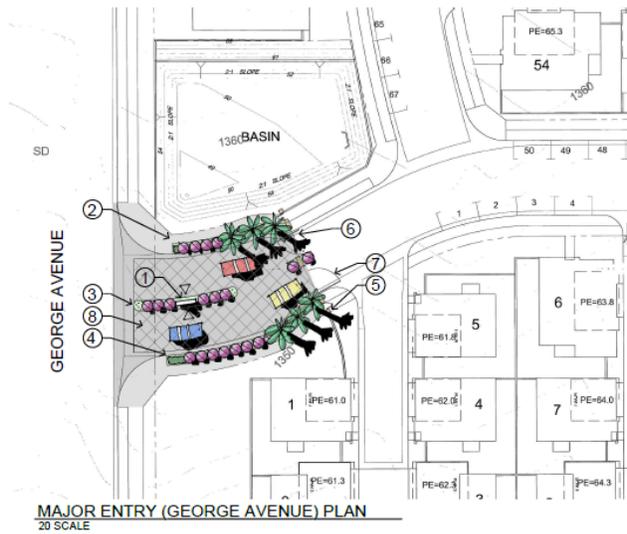
A wall/fence plan is required as part of the final site plan of development package. The Countywide Design Standards and Guidelines outline specific wall and fence requirements for single family residential developments. For example, boundary walls along the perimeter of the tract, side yards visible from the street and side yard returns must be decorative block material. The applicant is providing a 6-foot decorative “split-face” block wall along the perimeter (including decorative pilasters), and on side yards facing streets, including side yard returns consistent with this requirement. Interior side and rear fencing is also required for the project and can be either block or some other durable/similar material. The applicant has proposed vinyl fencing for the interior side yards. Based on these, the proposed wall/fence plan is consistent with the residential design guidelines. Refer to colored wall/fence plan on the following page.

Wall/Fence Plan Exhibit



Vehicular Access:

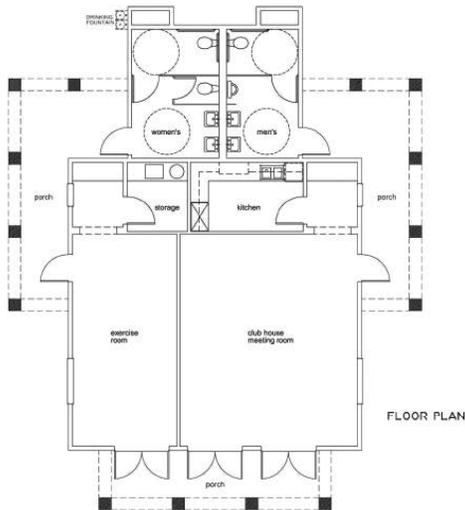
Primary vehicular access to and from the Nova Homes site is provided via a gated entry from George Avenue. Secondary access will be provided via Iodine Springs Road. For a detailed discussion of the traffic mitigation and improvements, please refer to the traffic/roadway/vehicular access discussion on page 16 of the staff report. The exhibit on the following page shows a colored/enhanced design of the primary and secondary access.



PLANTING PALETTE

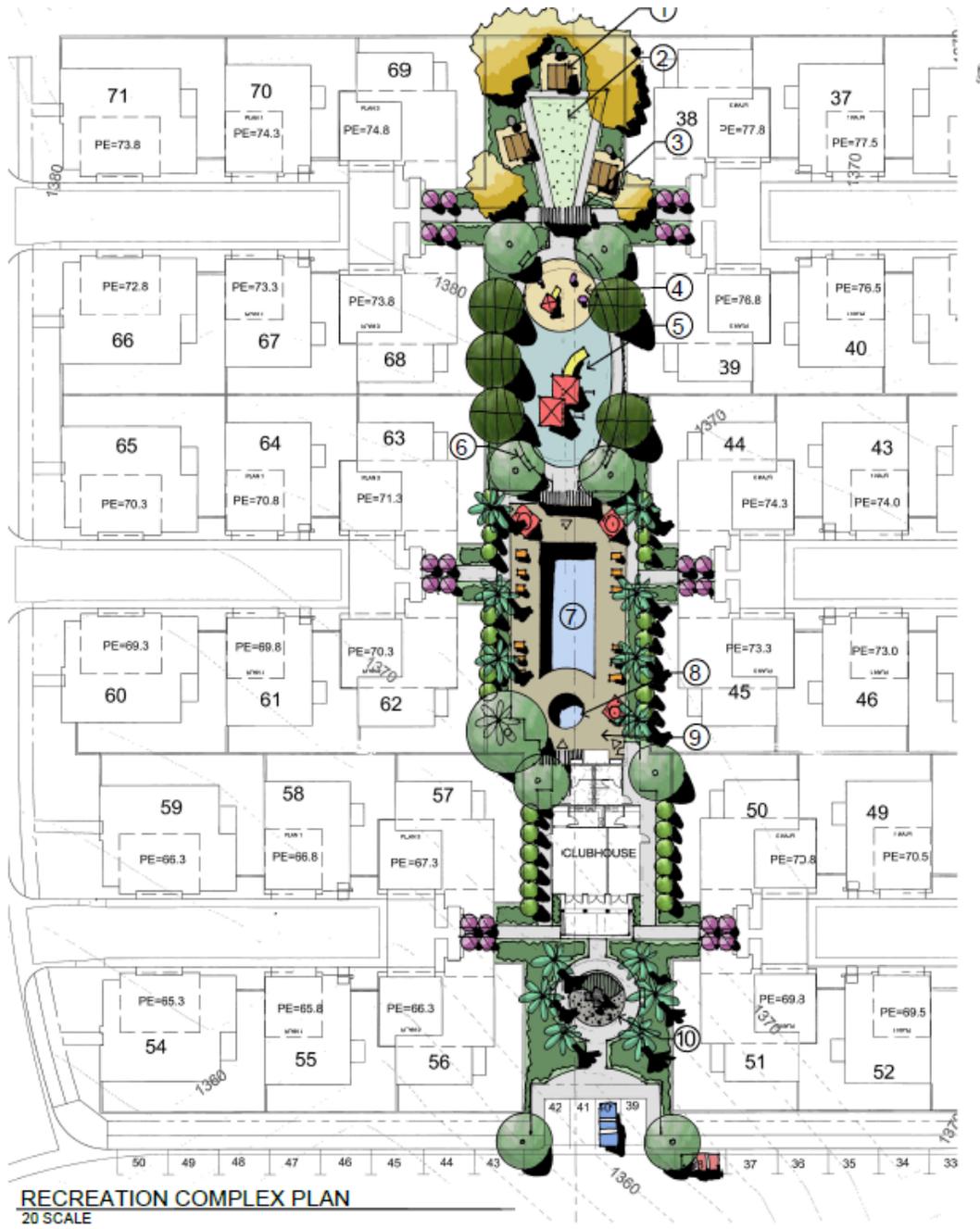
Private Open Space Area:

In accordance with 17.60.040.G, the “recreation area” must be of a size, based on the particular use, adequate to meet the needs of the anticipated population, and shall be arranged so as to be readily accessible to the residents of the project. To meet this requirement, the applicant is providing a 0.44 acre private/common open space & recreation area in the center of the community. This area will include amenities for residents such as picnic tables/barbeques, grass area, 2 tot lots, pool (20’ x 45’), Jacuzzi/spa (12’ diameter), sun court with accent garden and a clubhouse building (1,000 square feet). This private open space area will be maintained by a homeowners association that will be established as part of the project development. The colored exhibit below and on the following page reflects the clubhouse design.





The colored exhibit below reflects the open space/recreation area design.



Landscaping/Water Efficient Standards (Chapter 17.276):

The Applicant has provided a detailed conceptual landscape plan (refer to Attachment F for details, and exhibit below). The purpose of Chapter 17.276 of the Zoning Ordinance is to establish water efficient landscape regulations that are “at least as effective in conserving water as” the State Model Water Efficient Landscape Ordinance in the context of conditions in the City in order to ensure that landscapes are planned, designed, installed, maintained, and managed in a manner that uses water efficiently, encourages water conservation, and prevents water waste. The landscape plans provide for a variety of landscape species (including drought tolerant turf) in varying sizes to accommodate the project. The landscape plans were reviewed by the City’s Landscape Architect in accordance with the provisions of this code section. Based on this review, the conceptual landscape plans are consistent with city standards.



FEATURE LEGEND

- ① MAJOR ENTRY
- ② MINOR ENTRY
- ③ CLUBHOUSE & REC. AREA
(POOL WITH FENCING)
- ④ DETENTION BASIN
- ⑤ ALLEY
- ⑥ TYP. INTERIOR STREET

Architectural Plans/Floor Plans:

The architectural design proposed for the project includes 3 elevation styles that are characterized as “Tuscan, Craftsman and Spanish” themes. These elevations incorporate appropriate architectural elements such as stucco and wood-sided walls, wood posts & railings, decorative gable end and beam details, corbels & wood trellises, decorative louvers and shutters. In addition, the City has implemented the Countywide Design Standards and Guidelines that provide specific architectural styles that include: design styles, building articulation, varied roof planes, 360-degree architectural detail, multiple floor plans (depending on the number of lots), and varied color/materials for the homes. As part of the final site plan of development package, the applicant has provided an architectural program that achieves the above items.

- Multiple Floor Plans/Elevations – Since the tract has 77 lots designated for single family homes, five (5) different floor plans with three (3) different elevations are proposed (Attachment G). The applicant has also varied the floor plans so the same floor plan/elevation is not repeated immediately adjacent to another unit. The site plan shows the actual plotting of the floor plan and elevation types.
- Building Articulation – The intent behind this guideline is to avoid long, unarticulated building facades by incorporating varying setbacks, projecting architectural features, and vertical/horizontal variation in the façade. As illustrated in the architectural design sheets, each dwelling unit type provides the required elements that achieve building articulation.
- Varied Roof Planes – Roof articulation is required and may be achieved by changes in building planes, gable/hip roofs, dormers, etc. As illustrated in the architectural design sheets, each dwelling unit type provides varied roof planes the required elements that achieve building articulation.
- 360-degree Architecture – This guideline is intended to create variation in the building planes and to avoid un-articulated facades. As illustrated in the architectural design sheets, each dwelling unit type provides architectural detail on all four elevations of the homes.

For reference purposes, the unit and floor plan information is provided in the following 2 tables.

Typical Unit Types / Floor Plan

Unit Type	Unit Quantity	Unit Size (sq. ft.)	# of Bedrooms / Bathrooms
Plan 1 (2-story)	23	1,746 sq. ft.	3-Bed, 2-1/2 baths
Plan 2 (1-story)	20	2,254 sq. ft.	4-Bed, 3-1/2 baths
Plan 3 (2-story)	22	2,426 sq. ft.	3-Bed, 2-1/2 baths

Plan 4 (2-story)	4	2,951 sq. ft.	5-Bed, 4 baths
Plan 5 (2-story)	8	3,160 sq. ft.	5-Bed, 3-1/2 baths
Total Counts	77 Units	n/a	n/a

Staff has provided reduced size exhibits of the s architectural elevations on the following pages.

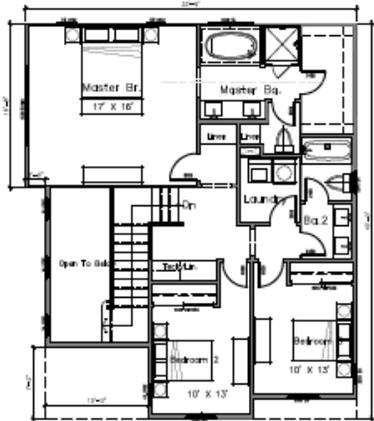
Proposed Architectural Elevations Exhibits

Plan 1 – Craftsman Theme



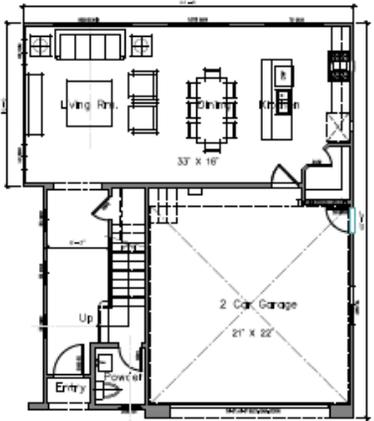
FRONT ELEVATION

RIGHT ELEVATION



LEFT ELEVATION

REAR ELEVATION



FLOOR PLAN
SCALE: 1/8" = 1'-0"

Proposed Architectural Elevations Exhibits

Plan 2 – Craftsman Theme



FRONT ELEVATION



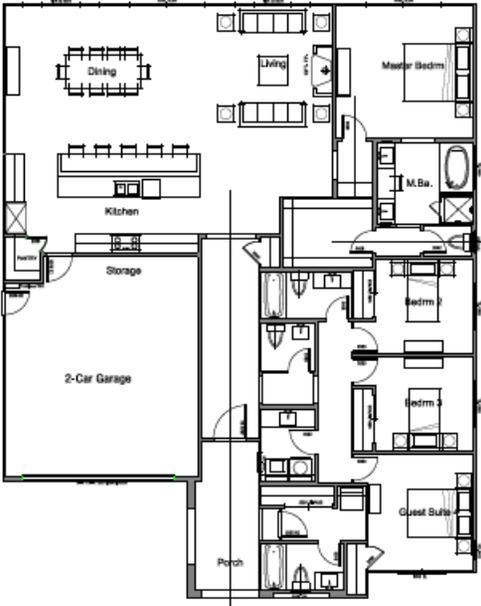
RIGHT ELEVATION



LEFT ELEVATION



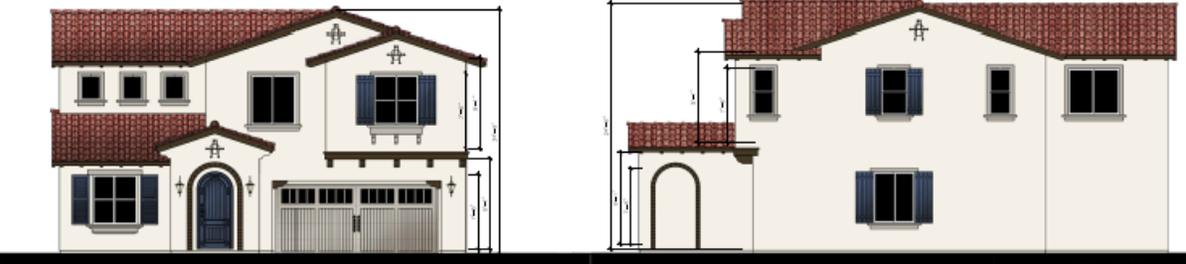
REAR ELEVATION



**FLOOR PLAN
SCALE: 1/8" = 1'-0"**

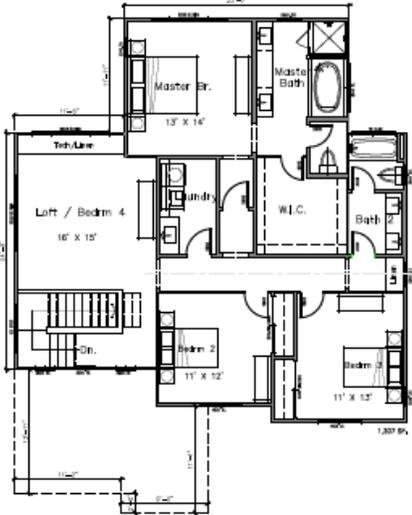
Proposed Architectural Elevations Exhibits

Plan 3 – Spanish Theme



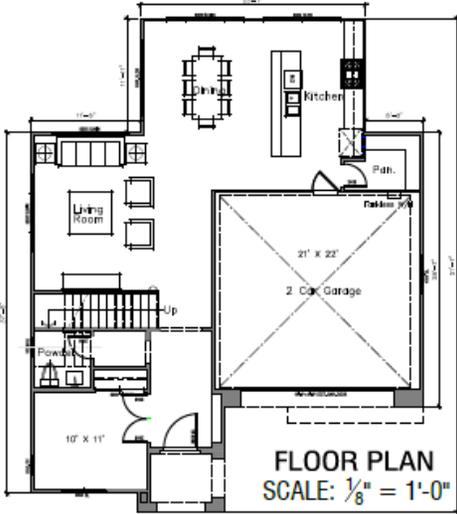
FRONT ELEVATION

RIGHT ELEVATION



LEFT ELEVATION

REAR ELEVATION



FLOOR PLAN
SCALE: 1/8" = 1'-0"

Proposed Architectural Elevations Exhibits

Plan 4 – Spanish Theme



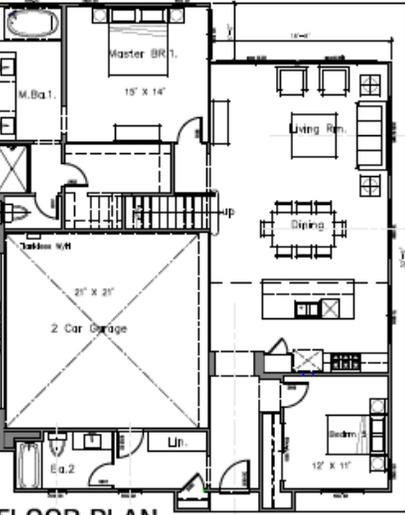
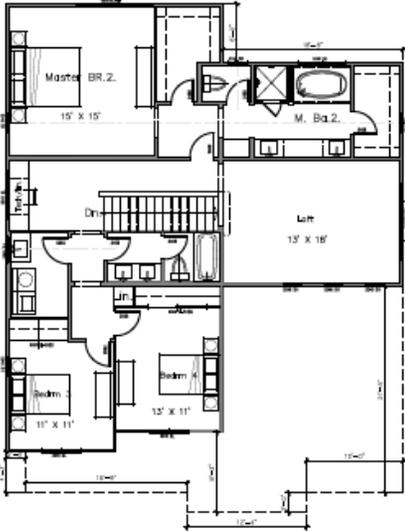
FRONT ELEVATION

RIGHT ELEVATION



LEFT ELEVATION

REAR ELEVATION



FLOOR PLAN
SCALE: 1/8" = 1'-0"

Proposed Architectural Elevations Exhibits

Plan 5 – Tuscan Theme



FRONT ELEVATION



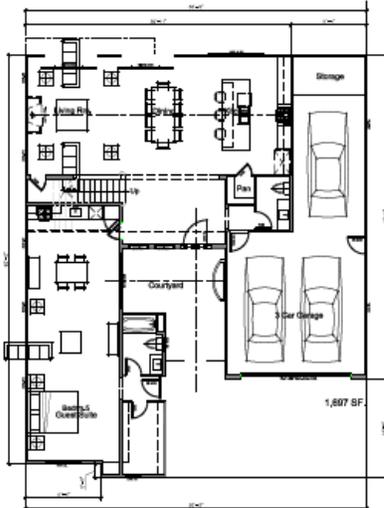
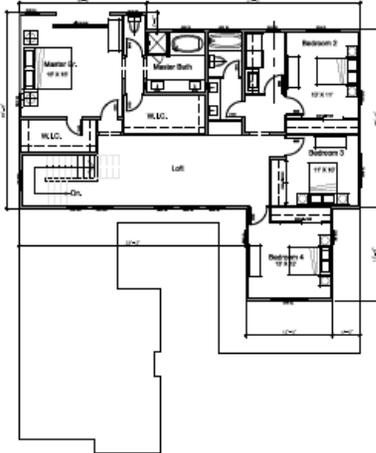
RIGHT ELEVATION



LEFT ELEVATION



REAR ELEVATION



**FLOOR PLAN
SCALE: 3/32" = 1'-0"**

PROJECT ANALYSIS / FINDINGS OF FACT:

CEQA Analysis/Findings:

Upon completion of the draft IS/MND, the Planning Department on June 30, 2016, provided a Notice of Intent (NOI) to the State Clearinghouse, Riverside County Clerk, Press Enterprise, and the City's local distribution list regarding the preparation and public review of the draft IS/MND for the proposed Nova Homes Residential project. In accordance with CEQA Guidelines §15073 and §15105, and the City's Local CEQA Guidelines, the draft IS/MND was circulated for the required 30-day public review period which commenced on June 30, 2016 and concluded on August 1, 2016. A second review period was set up with State Clearinghouse that began on August 2, 2016 and concluded on August 31, 2016. The draft IS/MND was also posted at city hall and on the city's website for public review.

The Planning Department received a total of five (5) written comment letters during the review/comment periods concerning the draft IS/MND for the proposed Nova Homes Residential project. In accordance with the City's Local CEQA Guidelines, the Planning Department has prepared detailed responses to the five (5) public comment letters. A copy of the city's responses were provided to each commenter 10 days prior to the October 19, 2016 Planning Commission meeting. In addition, a Mitigation Monitoring and Reporting Program (MMRP) was prepared in accordance with CEQA Guidelines to monitor compliance with the mitigation measures. A copy of the Response to Comments package and MMRP are provided for Commission consideration in Attachment A, Exhibits 3 & 4.

The Planning Commission has the authority to review the draft IS/MND and recommend City Council action. Based on the foregoing, staff is recommending the Planning Commission recommend City Council adoption of the IS/MND and MMRP based on the findings outlined below:

- A. Review Period: That the City has provided two 30-day public review periods for the draft Initial Study/Mitigated Negative Declaration as required by CEQA Guidelines §15073 and §15105.
- B. Compliance with Law: That the draft Initial Study/Mitigated Negative Declaration and the Mitigation Monitoring and Reporting Program were prepared, processed, and noticed in accordance with the California Environmental Quality Act (Public Resources Code Section 21000 et seq.) and the CEQA Guidelines (14 California Code of Regulations Section 15000 et seq.).
- C. Independent Judgment: That the draft Initial Study/Mitigated Negative Declaration and the Mitigation Monitoring and Reporting Program reflect the independent judgment and analysis of the City.
- D. Mitigation Monitoring and Reporting Program: That the Mitigation Monitoring and Reporting Program is designed to ensure compliance during project

implementation in that changes to the project and/or mitigation measures have been incorporated into the project and are fully enforceable through permit conditions, agreements, or other measures as required by Public Resources Code Section 21081.6.

- E. No Significant Effect: That revisions made to the project as agreed to by the applicant, and mitigation measures imposed as conditions of approval on the project, avoid or mitigate any potential significant effects on the environment identified in the Initial Study to a point below the threshold of significance. Furthermore, after taking into consideration the revisions to the project and the mitigation measures imposed, the Planning Commission finds that there is no substantial evidence, in light of the whole record, from which it could be fairly argued that the project may have a significant effect on the environment. Therefore, the Planning Commission concludes that the project will not have a significant effect on the environment with the proposed mitigation measures and Mitigation Monitoring and Reporting Program.

General Plan Amendment (GPA) Analysis:

In evaluating the GPA to change the existing land use designation Mixed Use Planning Area (MUPA) to Medium High Density Residential (MHDR), Staff has determined that the findings can be made to support approval (refer to below findings). The MHDR land use designation is intended for the development of single family attached and detached residential uses at a density range of 5 – 8 units/acre. The proposed project density at 6.84 units/acres falls within the required range. In addition, the MHDR land use designation accommodates the proposed R-4 zoning as it is highly consistent according to the general plan. The project also implements a number of general plan policies related to residential development and housing (refer to the findings below). Staff supports the proposed general plan amendment from MUPA to MHDR as the proposed density of 5 – 8 units/acre is more compatible with the surrounding land uses and densities than the existing land use density of 30 units/acre.

General Plan Amendment (GPA) Findings:

Pursuant to Government Code Section 65350 – 65362 and Chapter 17.08.040(F)(2) of the Zoning Ordinance, staff recommends the Planning Commission hereby make the following findings and forward its recommendation to the City Council to approve GPA No. 15-0129.

- A. The proposed change does not involve a change in or conflict with the City of Wildomar Vision, any general planning principles in Appendix B to the General Plan, or any Foundation Component designation in the General Plan.

Evidence: The proposed land use amendment for the Nova Homes Residential development project does not involve a change in or conflict with the City of Wildomar Vision (Chapter 2 of the General Plan), any general planning principles in Appendix B to the General Plan, or any Foundation Component designation in the General Plan in that the proposed land use designation Medium High Density

Residential (MHDR) falls within the “Community Development” Foundation Component of the General Plan. Thus, the proposed land use designation change do not conflict with the property’s “Community Development” Foundation Component designation. The proposed deletion of Depasquale Road from the Circulation Element map through the project site also does not conflict with the property’s “Community Development” Foundation Component designation as vehicular and pedestrian access in the general area will remain fully functional via the use of George Avenue and Iodine Springs Road.

Further, the Vision outlined in Chapter 2 of the General Plan states that each element of the General Plan contains a description of how it implements the Vision in the form of specific policies related to each element (page V-2). Thus, consistency with specific General Plan policies demonstrates consistency with the vision. The proposed Nova Homes Residential development project achieves the vision as it is consistent with those land use and housing policies discussed in Finding B below. Finally, the proposed general plan amendment is consistent with the general planning principles set forth in Appendix B to the General Plan, in that Appendix B encourages single family detached dwellings (App. B, Sec. I.G.) and the development of new housing in a manner that encourages a wide range of housing choices (i.e., ownership and/or rentals) within the City (App. B, Sec. I.D.).

- B. The proposed amendment would either contribute to the purposes of the General Plan or, at a minimum, would not be detrimental to them.

Evidence: The proposed general plan amendment will contribute to the purposes of the General Plan and will not be detrimental in that as part of the IS/MND and development review process it was determined that the proposed Medium High Density Residential (MHDR) land use designation resulting in the development of the proposed single family residential development did not require any changes to other Elements of the Wildomar General Plan, other than the proposed elimination of Depasquale Road through the project site which will not impact circulation in the general area. Therefore, the proposed general plan amendment will result in the project being internally consistent.

The proposed land use change furthers the following land use and housing element policies related to the proposed project:

- LU 2.1 The proposed project will accommodate a land use development that is in accordance with patterns and distribution of land uses that are depicted on the General Plan Land Use map proposed for the subject site.
- LU 4.1 The proposed project will accommodate a land use development proposal that is located and designed to visually enhance and not degrade the character of the surrounding area.

- LU 6.1 The proposed project will be developed in accordance with the proposed General Plan land use designation that ensures compatibility and minimizes impacts.
- LU 22.1 The proposed project will accommodate the development of single family detached dwellings in an area that is appropriately designated by the General Plan with approval of the GPA.
- LU 22.4 The proposed project will provide a specific housing type, style and density that is accessible to and, meets the needs, of a range of lifestyles, physical abilities and income levels.
- LU 22.10 The proposed project is designed to consider the surrounding areas to visually enhance, and not degrade, the appearance of adjacent residential structures.
- LU23.6 The proposed project will have proper mitigation measures to protect the neighboring residential areas from Noise, light, fumes, odors, vehicular traffic, parking and operational hazards.
- LU23.7 The proposed project will be served by water and sewer along provided by EVMWD to meet the project demands.
- H-1.1 The proposed single family project will help ensure a sufficient supply of properly planned land to meet housing needs identified in the City's Regional Housing Needs Allocation (RHNA) required in the Housing Element.
- H-6.1 The proposed single project will utilize energy conservation measures in that each enclosed garage space has an EV charging outlet for electric vehicles, and will be designed to meet Green Building code standards.

In addition, the City of Wildomar's adopted 2013-2021 Housing Element includes Policy H-1 which states, "Ensure there is a sufficient supply of multi-family and single-family zoned land to meet the housing needs identified in the Regional Housing Needs Allocation (RHNA)". Per state law, land must be able to be developed at a density of 30 units per acre to be considered affordable to low, very low or extremely low income households. The City's RHNA for low, very low and extremely low income households is 1,574 units.

In furtherance of Policy H-1, the City re-designated 25.96 acres as Highest Density Residential (HHDR), which allows for development at 30 units per acre. Assuming only 80% of the HHDR land can actually be developed, this results in a development potential of 623 units at 30 units per acre. In addition, the City created a "Mixed Use Overlay" zone and applied the zone to most of the properties

within the City that already had a Mixed Use General Plan land use designation (totaling 117 acres), including a 5.84 acre portion of the Nova Homes project site (APN: 362-250-001). The Mixed Use Overlay requires 30% to 50% of a site to be developed with multi-family residential uses at a density of at least 30 units per acre.

The residential development potential on the Mixed Use land ranges from 1,053 units to 1,755 units at a density of 30 units per acre. Thus, the City's actions to implement Policy H-1 resulted in the potential for up to 2,378 units to be built that are affordable to low, very low and extremely low income households. This exceeds the City's RHNA for these income categories by 804 units. The Nova Homes Residential project would remove an additional 5.84 acres of land from the 116.99 acres of Mixed Use land in the City, leaving 76.61 acres of available to satisfy the City's RHNA (this remaining acreage includes the 35.54 acres removed as part of the Baxter Village project approved by Council on February 10, 2016). Thus, the remaining 76.61 acres of Mixed Use land could be developed with 689 to 1,149 units at 30 units to the acre. Therefore, a combined total of up to 1,772 units could be built on the 25.96 acres of HHDR land and 76.61 acres of remaining Mixed Use land in the City, which exceeds the City's RHNA for low, very low and extremely low income households by 198 units.

Therefore, the redesignation and rezoning of the Nova Homes Residential project site does not conflict with Policy H-1 because the City is still able to satisfy its RHNA obligations with the remaining property in the City that is designated HHDR or has the Mixed Use Overlay zoning.

- C. Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan.

Evidence: The proposed general plan amendment is needed to address circumstances and conditions that that were unanticipated when the General Plan was adopted by the City Council. The economy, and the housing market in particular, have weathered a great recession. At the time the General Plan land use designation of MUPA was determined for the project site, there was a greater emphasis higher density/mixed use development opportunities. Post-recession, there is now a need for a more balanced approach with lower density uses on the site, which because of its location would be more compatible with the adjacent lower density single family residential neighborhoods to the north and west. Given the property's location away from Clinton Keith Road, the viability of retail uses on the site is no longer practical or economically feasible. With the approval of the 2013 – 2021 Housing Element in December 2013, single-family development opportunities were a specific policy (Policy H-1.1) that encourages the City to pursue so it can provide more home ownership opportunities to meet the City's RHNA. Given the type of project proposed and the amenities being provided, the proposed amendment meets this finding.

Change of Zone (CZ) Analysis:

The existing zoning for the entire project site is R-R (Rural Residential) which includes the Mixed-Use Overlay (MU-O) zone on a portion of the site. The proposed change of zone would be remove the Mixed-Use Overlay zone designation and change the R-R to the R-4 zoning designation. The MU-O zone would have required the project site to build a multi-family with a density of 30 units per acre.

According to the general plan zoning consistency table, the R-4 zone is highly consistent with the MHDR general plan land use designation. As the R-4 zone allows for single family detached development, the proposed change of zone is appropriate. Staff is supporting the proposed change of zone because the zoning designation is intended for the development of single family uses detached uses. Below are the findings to support the proposed change of zone.

Change of Zone Findings:

In accordance with the State of California, Government Code Sections 65855 and Chapter 17.280 of the Wildomar Zoning Ordinance, staff recommends the Planning Commission hereby make the following findings and forward its recommendation to the City Council to approve Change of Zone No. 15-0129.

- A. The proposed change of zone is in conformance with the adopted General Plan for the City of Wildomar.

Evidence: The applicant is proposing to amend the general plan land use designations for the project site to remove the MU-O overlay zone district and change the existing zoning designation from R-R to R-4 to accommodate the proposed single-family residential development project. The proposed zone changes to R-4 for the Nova Homes project, upon approval of the proposed GPA, will be consistent with, and implements, the following goals and polices of the General Plan:

- LU 2.1 The proposed project will accommodate a land use development that is in accordance with patterns and distribution of land uses that are depicted on the General Plan Land Use map proposed for the subject site.
- LU 4.1 The proposed project will accommodate a land use development proposal that is located and designed to visually enhance and not degrade the character of the surrounding area.
- LU 6.1 The proposed project will be developed in accordance with the proposed General Plan land use designation that ensures compatibility and minimizes impacts.
- LU 22.1 The proposed project will accommodate the development of single family detached dwellings in an area that is appropriately designated by the General Plan with approval of the GPA.

- LU 22.4 The proposed project will provide a specific housing type, style and density that is accessible to and, meets the needs, of a range of lifestyles, physical abilities and income levels.
- LU 22.10 The proposed project is designed to consider the surrounding areas to visually enhance, and not degrade, the appearance of adjacent residential structures.
- LU23.6 The proposed project will have proper mitigation measures to protect the neighboring residential areas from Noise, light, fumes, odors, vehicular traffic, parking and operational hazards.
- LU23.7 The proposed project will be served by water and sewer along provided by EVMWD to meet the project demands.
- H-1.1 The proposed single family project will help ensure a sufficient supply of properly planned land to meet housing needs identified in the City's Regional Housing Needs Allocation (RHNA) required in the Housing Element.
- H-6.1 The proposed single project will utilize energy conservation measures in that each enclosed garage space has an EV charging outlet for electric vehicles, and will be designed to meet Green Building code standards.

Tentative Tract Map No. 36952) Analysis:

The Nova Homes Residential project requires the approval of a tentative tract map to subdivide the project site to accommodate the single family development. Specifically, the tract map proposes to subdivide the 11.25 acre site into one (1) lot. While the project includes 77 single family detached dwellings, the ownership will reflect a "condominium" approach. Each family will own their home with all other areas being governed by a homeowners association. This approach was requested by staff in an effort to create the appearance of a traditional R-1 subdivision that would be compatible with the R-1 neighborhoods to the north (The Orchards) and west (Hartford Park). The proposed tract map is also consistent with the MHDR land use designation, the subdivision ordinance and all applicable development standards of the R-4 zone. Below are the findings to support the proposed tract map.

Tentative Tract Map No. 36952) Findings:

In accordance with Wildomar Municipal Code Title 16 and Title 17, and Government Code § 66473.1, § 66473.5 and § 66474, staff recommends the Planning Commission hereby make the following findings and forward its recommendation to the City Council to approve Tentative Tract Map No. 36952.

- A. The proposed Tract map is consistent with the City's General Plan and any applicable specific plan as specified in Government Code Section 65451.

Evidence: The proposed Tentative Tract Map No. 36952 is consistent with the City's General Plan in that the proposed land use designation of Medium High Density Residential (MHDR) is intended to provide for the development of single family detached residences at a density of 5 – 8 units/acre and with lot sizes that range from 4,000 square feet to 6,500 square feet. Given the lot size for the tract map is 11.25 acres, TM No. 36952 is consistent with the General Plan. With its close proximity existing and future commercial retail centers, the Nova Homes Residential project will provide opportunities for new residents to shop local consistent with General Plan policies. As these residences are proposed as "ownership units," the project will provide important housing opportunities to existing and future Wildomar residents. Given these facts, the proposed tract map is consistent with the General Plan. There is no specific plan governing this project or the general area. The project also promotes the following land use policies:

- LU 2.1 The proposed project will accommodate a land use development that is in accordance with patterns and distribution of land uses that are depicted on the General Plan Land Use map proposed for the subject site.
- LU 4.1 The proposed project will accommodate a land use development proposal that is located and designed to visually enhance and not degrade the character of the surrounding area.
- LU 6.1 The proposed project will be developed in accordance with the proposed General Plan land use designation that ensures compatibility and minimizes impacts.
- LU 22.1 The proposed project will accommodate the development of single family detached dwellings in an area that is appropriately designated by the General Plan with approval of the GPA.
- LU 22.4 The proposed project will provide a specific housing type, style and density that is accessible to and, meets the needs, of a range of lifestyles, physical abilities and income levels.
- LU 22.10 The proposed project is designed to consider the surrounding areas to visually enhance, and not degrade, the appearance of adjacent residential structures.
- LU23.6 The proposed project will have proper mitigation measures to protect the neighboring residential areas from noise, light, fumes, odors, vehicular traffic, parking and operational hazards.
- LU23.7 The proposed project will be served by water and sewer along provided by EVMWD to meet the project demands.

H-1.1 The proposed single family project will help ensure a sufficient supply of properly planned land to meet housing needs identified in the City's Regional Housing Needs Allocation (RHNA) required in the Housing Element.

H-6.1 The proposed single project will utilize energy conservation measures in that each enclosed garage space has an EV charging outlet for electric vehicles, and will be designed to meet Green Building code standards.

- B. The design or improvement of the proposed subdivision is consistent with the City's General Plan and any applicable specific plan.

Evidence: The proposed subdivision has been designed to meet all City standards applicable to residential subdivisions and commercial projects which are designed to provide satisfactory pedestrian and vehicular circulation, including emergency vehicle access and on-site and off-site public improvements. Further, all streets, utilities, and drainage facilities have been designed and are required to be constructed in conformance with City standards. There is no specific plan governing this project.

- C. The site is physically suitable for the type and proposed density of development.

Evidence: The project site encompasses approximately 11.25± acres and the tentative map proposes to subdivide the project area into one (1) lot for condominium purposes resulting in 77 single family residences. Given the density allowed by the MHDR land use designation (5 - 8 units/acre), the proposed single family project falls within this density range as it is established at 6.84 units/acre. Further, the project site with its proposed R-4 zoning has a minimum parcel development size of four (4) acres, and an individual minimum lot size of 3,500 square feet. The project site is 11.25 acres with one lot, thus, the project exceeds the minimum R-4 development standards. Given these facts, the proposed Tract Map is physically suitable for the type and proposed density of development.

- D. The design of the subdivision or proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

Evidence: The City has prepared an Initial Study/Mitigated Negative Declaration for the Nova Homes Residential project, including Tentative Tract Map No. 36952. The IS/MND analyzed all the required environmental issues required by CEQA related to fish and wildlife, including their respective habitats. The EIR was circulated for a 30-day public review period in accordance with CEQA law. All comments on the IS/MND from the commenters have been responded to as outlined in the final MND/Response to Comments package. As the IS/MND analyzed impacts to wildlife resources, etc., the IS/MND determined that the

design of the subdivision and proposed improvements will not likely cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat project with implementation of the proposed mitigation measures as outlined in the Mitigation Monitoring and Report Program (MMRP) Therefore, the proposed Tract map meets this finding.

- E. The design of the subdivision or type of improvements is not likely to cause serious public health problems.

Evidence: The design of the subdivision is in conformance with the City's General Plan, Zoning Code and Subdivision Ordinance. The design and construction of all improvements to accommodate the project have been conditioned to in accordance with all applicable City of Wildomar ordinances, codes, and standards including, but not limited to, the California Uniform Building Code, the City's Ordinances relating to stormwater runoff management and adopted public works standards. As the City's ordinances, codes, and standards have been created based on currently accepted standards and practices for the preservation of the public health, safety and welfare, the proposed Tract map project meets this finding.

- F. The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.

Evidence: No easements of record or easements established by judgment of a court of competent jurisdiction for public access across the site have been disclosed in a search of the title records for the site and the City does not otherwise have any constructive or actual knowledge of any such easements.

Plot Plan Analysis:

The proposed project requires the approval of a plot plan/final site plan of development to develop the project. Based on the proposed project description and development plans, the project complies with the development standards (i.e., setbacks, building height, parking, landscaping, etc.) of the R-4 zone (as described in the Project Description section) and MHDR land use designation.

Plot Plan Findings:

Pursuant to Section 17.216.040 of the Wildomar Zoning Ordinance, staff recommends the Planning Commission hereby make the following findings and forward its recommendation to the City Council to approve Plot Plan No. 15-0129.

- A. The proposed use is consistent with the Wildomar General Plan and Zoning Ordinance.

Evidence: The proposed single family development is consistent with the intent of the General Plan land use designation of MHDR as this land use is intended to

accommodate single family attached or detached dwelling units at a density range of 5 – 8 units/acre. With a project density of 6.84 units/acre, the plot plan is consistent with the MHDR density requirements. Further, the single family development is allowed use in the R-4 zone subject to the approval of a plot plan and all development standards of Chapter 17.60. The proposed site plan has been evaluated in accordance with these development standards and it has been determined that each standard has been met and/or exceeded as discussed within the staff report. Thus, the single family development meets the purpose and intent of the R-4 zone and meets this finding. In addition, the proposed use also is consistent with the following General Plan policies:

- LU 2.1 The proposed project will accommodate a land use development that is in accordance with patterns and distribution of land uses that are depicted on the General Plan Land Use map proposed for the subject site.
- LU 4.1 The proposed project will accommodate a land use development proposal that is located and designed to visually enhance and not degrade the character of the surrounding area.
- LU 6.1 The proposed project will be developed in accordance with the proposed General Plan land use designation that ensures compatibility and minimizes impacts.
- LU 22.1 The proposed project will accommodate the development of single family detached dwellings in an area that is appropriately designated by the General Plan with approval of the GPA.
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- LU23.7 The proposed project will be served by water and sewer along provided by EVMWD to meet the project demands.
- H-1.1 The proposed single family project will help ensure a sufficient supply of properly planned land to meet housing needs identified in the City's

Regional Housing Needs Allocation (RHNA) required in the Housing Element.

H-6.1 The proposed single project will utilize energy conservation measures in that each enclosed garage space has an EV charging outlet for electric vehicles, and will be designed to meet Green Building code standards.

- B. The overall development of the land shall be designed to conform to the logical development of the land and to be compatible with the present and future logical development of the surrounding property.

Evidence: The proposed project has been designed to conform to the logical development of the land and to be compatible with the present and future logical development of the surrounding property. The project site, upon approval of the general plan amendment to MHDR and the change of zone to R-4, the proposed Nova Homes Residential project meets this finding.

- C. The Plot Plan considers the location and need for dedication and improvement of necessary streets and sidewalks, including the avoidance of traffic congestion.

Evidence: The proposed single family development considered the location and need for dedication and improvement of necessary streets and sidewalks, including the avoidance of traffic congestion in that primary access to the site will only occur from George Avenue and Iodine Springs Road in accordance with Public Works and Fire Department standards. Both streets will be fully dedicated and improved to Public Works street standards (including curb, gutter and sidewalks) to facilitate the safe off-site and on-site traffic flow generated by the project. Further, a traffic study was prepared for the proposed project and was extensively analyzed as part of the IS/MND, and traffic impacts have been properly mitigated. As a result, the proposed Nova Homes Residential project meets this finding.

- D. The Plot Plan takes into consideration topographical and drainage conditions, including the need for dedication and improvements of necessary structures.

Evidence: The development of the construction of the proposed project has been designed and conditioned to comply with all applicable City ordinances, codes, and standards including, but not limited to, requirements relating to storm water runoff management and other drainage control regulations. The project drainage has been designed to accommodate a series of filtration and detention areas (within and around the drive aisles and parking areas) to capture storm runoff. Further the project was required to prepare a Hydrology/Hydraulic study and Preliminary Water Quality Management Plan as part of the IS/MND which analyzed and addressed in detail all drainage impacts that could have resulted from this project. As a result, the proposed Nova Homes Residential project meets this finding.

- E. All plot plans which permit the construction of more than one structure on a single legally divided parcel shall, in addition to all other requirements, be subject to a condition which prohibits the sale of any existing or subsequently constructed structures on the parcel until the parcel is divided and a final map recorded in accordance with Title 16 (Subdivisions) in such a manner that each building is located on a separate legally divided parcel.

Evidence: The project does include a tentative tract map (TTM 36952) to subdivide the property to accommodate the proposed single family project. The tentative tract map has been conditioned to be recorded prior to any occupancy of the project, therefore, the proposed Nova Homes Residential project meets this finding.

PUBLIC COMMUNICATION / NOTICING

In accordance with Government Code Sections 65090, 65353 and 65854, and Wildomar Municipal Code section 17.08.100, 17.216.050, and 07.280.040, the City of Wildomar Planning Department, on October 5, 2016 mailed a public hearing notice to all property owners within a 600-foot radius of the project boundaries notifying said property owners of the date and time of the public hearing for which the Nova Homes Residential project (PA No. 15-0129) would be considered by the Planning Commission.

Further, in accordance with Government Code Sections 65090, 65353 and 65854, and Wildomar Municipal Code section 17.08.100, 17.216.050, and 07.280.040, the City of Wildomar Planning Department, on October 7, 2016 published a legal notice in the "Press Enterprise," a local newspaper of general circulation, notifying the general public of the public hearing for which the Nova Homes Residential project (PA No. 15-0129) would be considered by the Planning Commission.

Respectfully Submitted,
Matthew C. Bassi
Planning Director

Reviewed By,
Erica L. Vega
Assistant City Attorney

ATTACHMENTS:

- A. PC Resolution No. 2016-28 – IS/MND Resolution
 - Exhibit 1 - Nova Homes Residential Project IS/MND Document
 - Exhibit 2 - IS/MND Technical Appendices
 - Exhibit 3 - IS/MND Response to Comments Document
 - Exhibit 4 - IS/MND Mitigation Monitoring and Reporting Program (MMRP)
- B. PC Resolution No. 2016-29 - GPA Resolution
- C. PC Resolution No. 2016-30 – Change of Zone Resolution
 - Exhibit 1 - Draft Council Ordinance
- D. PC Resolution No. 2016-31 – Tentative Tract Map Resolution
 - Exhibit 1 - Nova Homes Residential TTM Conditions of Approval
- E. PC Resolution No. 2016-32 – Plot Plan Resolution
 - Exhibit 1 - Nova Homes Residential Plot Plan Conditions of Approval
- F. Nova Homes Residential TTM No. 36952 Exhibit
- G. Nova Homes Development Plans/Exhibits
- H. Nova Homes Nova Homes Colored Elevations-Floor Plans

INCORPORATED HEREIN BY REFERENCE THE FOLLOWING:

- City of Wildomar General Plan and General Plan EIR
- City of Wildomar Subdivision Ordinance (Title 16 of the WMC)
- City of Wildomar Zoning Ordinance (Title 17 of the WMC)