

PLANNED UNIT DEVELOPMENT PERMIT TO DEVELOP 37 DETACHED SINGLE-FAMILY DWELLING UNITS AND SUBDIVIDE A 7.74-ACRE LOT INTO 37 LOTS LOCATED AT 11 HILL CIRCLE

Recommended Motion

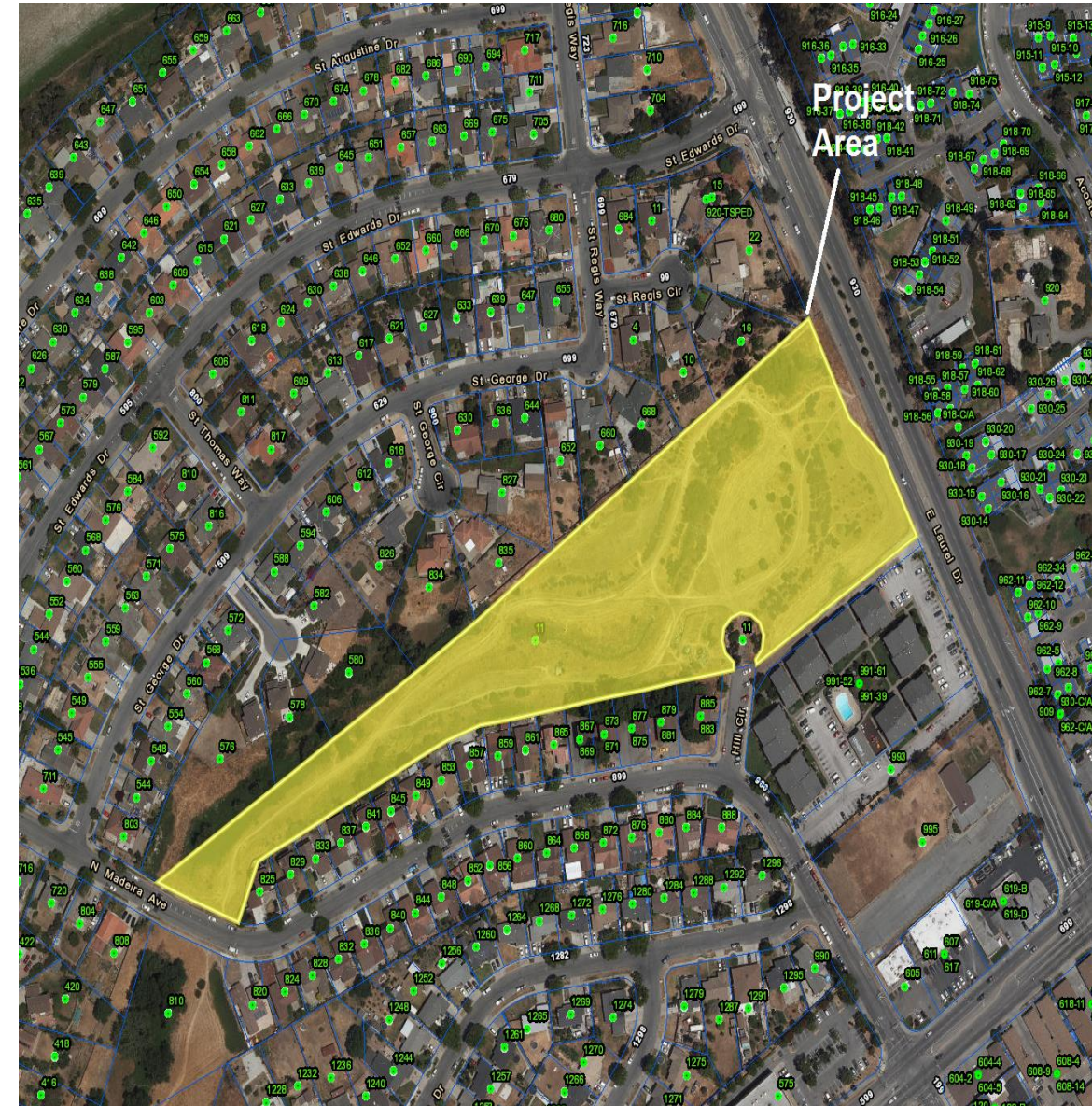
Resolution adopting Mitigated Negative Declaration and Revised Mitigation Monitoring and Reporting Program and approve both Planned Unit Development Permit 2019-001 and Tentative Map 2019-002 authorizing development of 37 detached single-family dwelling units with alternative development standards and subdividing a 7.74-acre lot into 37 lots with alternative street sections and street frontage design for interior roadways



Courtney Grossman, Planning Manager
Community Development Department
City Council Hearing April 13, 2021

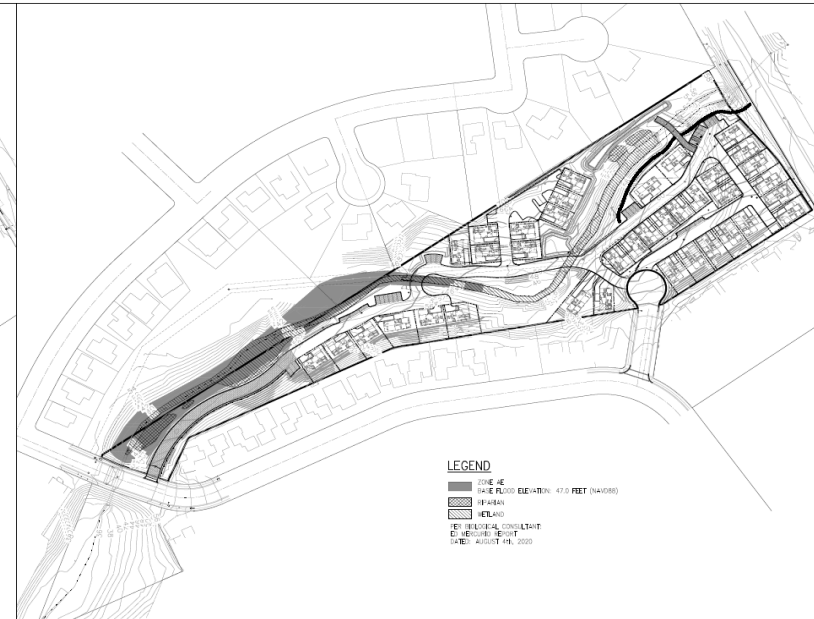
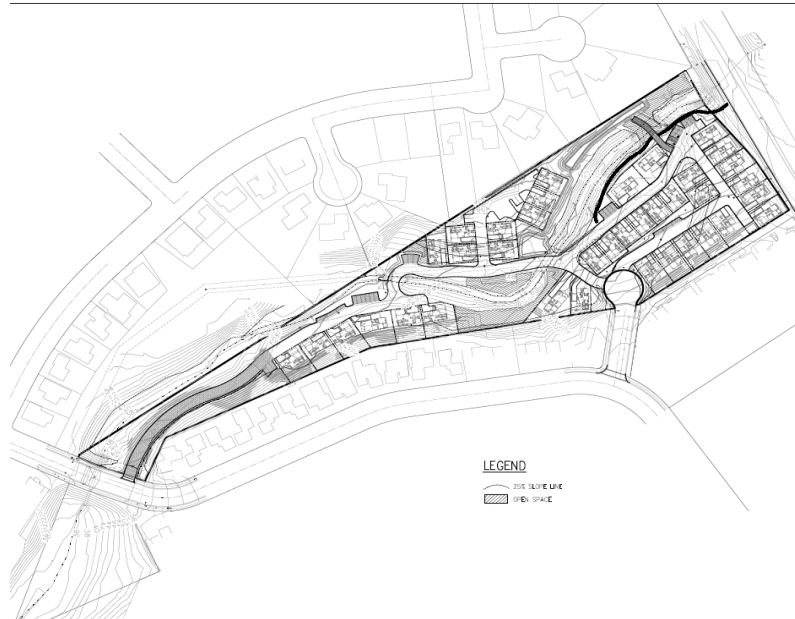
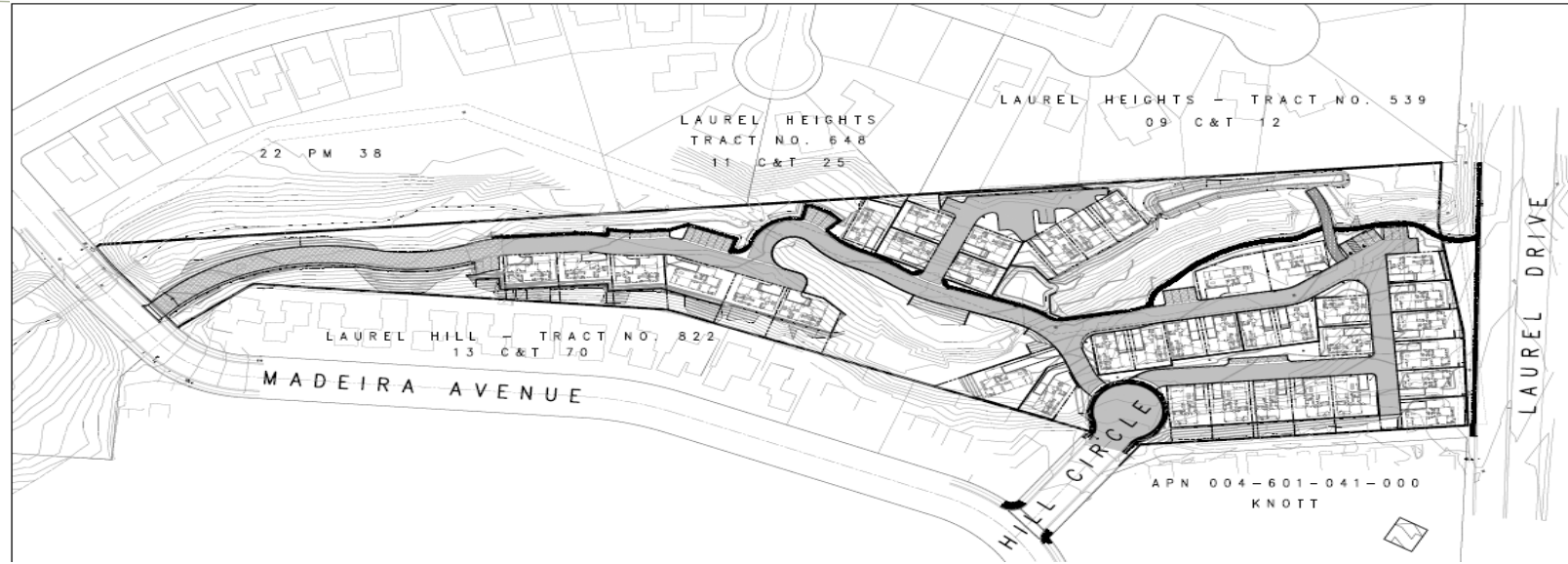
Background

- William H. Coffey, Applicant
- U4RIC Investments, LLC & The Thoeny Family Limited Partnership, Property Owners
- Located at 11 Hill Circle
- PUD 2019-001:
 - 37 detached single-family dwelling units
 - Alternative development standards
- TM 2019-002:
 - Subdivide 7.74-acre lot into 37 lots
 - Alternative street sections & street frontage design
- PUD & TM processed concurrently
- Zoned: R-L-5.5-AR-F District
 - Adjacent uses: Residential & Open Space



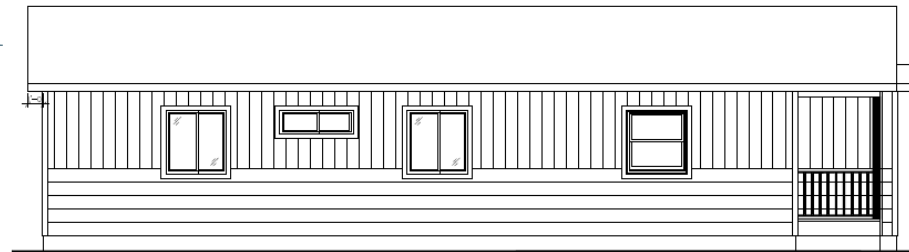
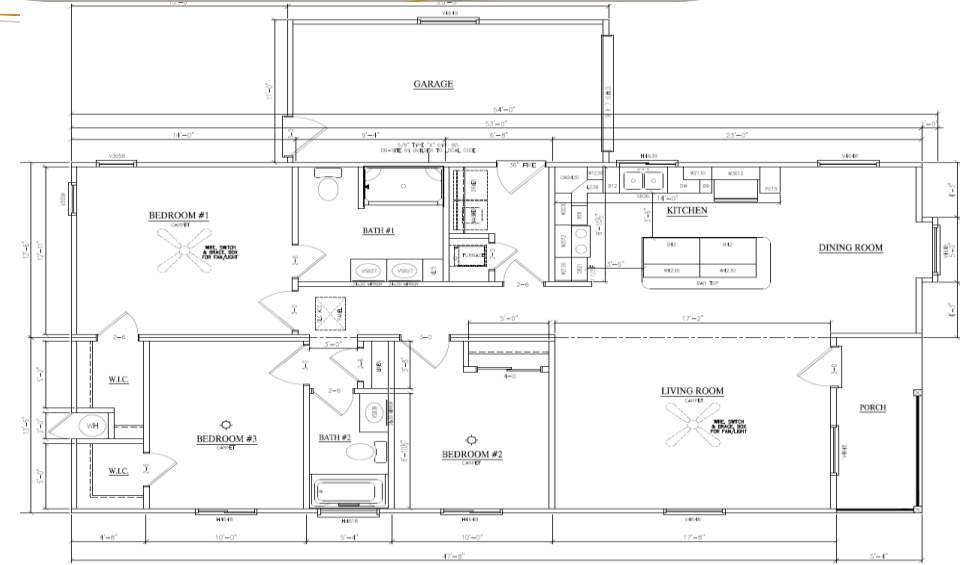
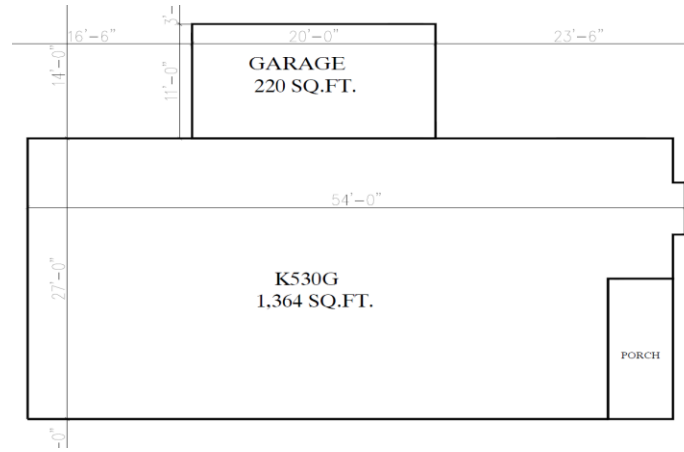
Background

- Vacant, infill site
 - Topographically varied
 - Sanborn Creek/Madiera Ditch
 - Various easements
 - Six (6) foot high wall along East Laurel Dr.
- CUP 2003-006 & PUD 2006-004
 - 53-unit detached dwelling senior units



Proposed Residential Units

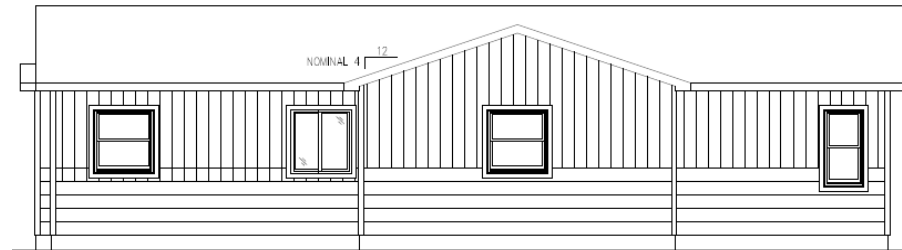
- 1-story units
- 1,128 - 1,364 s.f.
- 3 floor plans
- 3 & 4 bedrooms
- One car garage & 1 outdoor tandem space
- 38 off-street parking spaces
- 3 affordable units



LEFT ELEVATION



FRONT ELEVATION

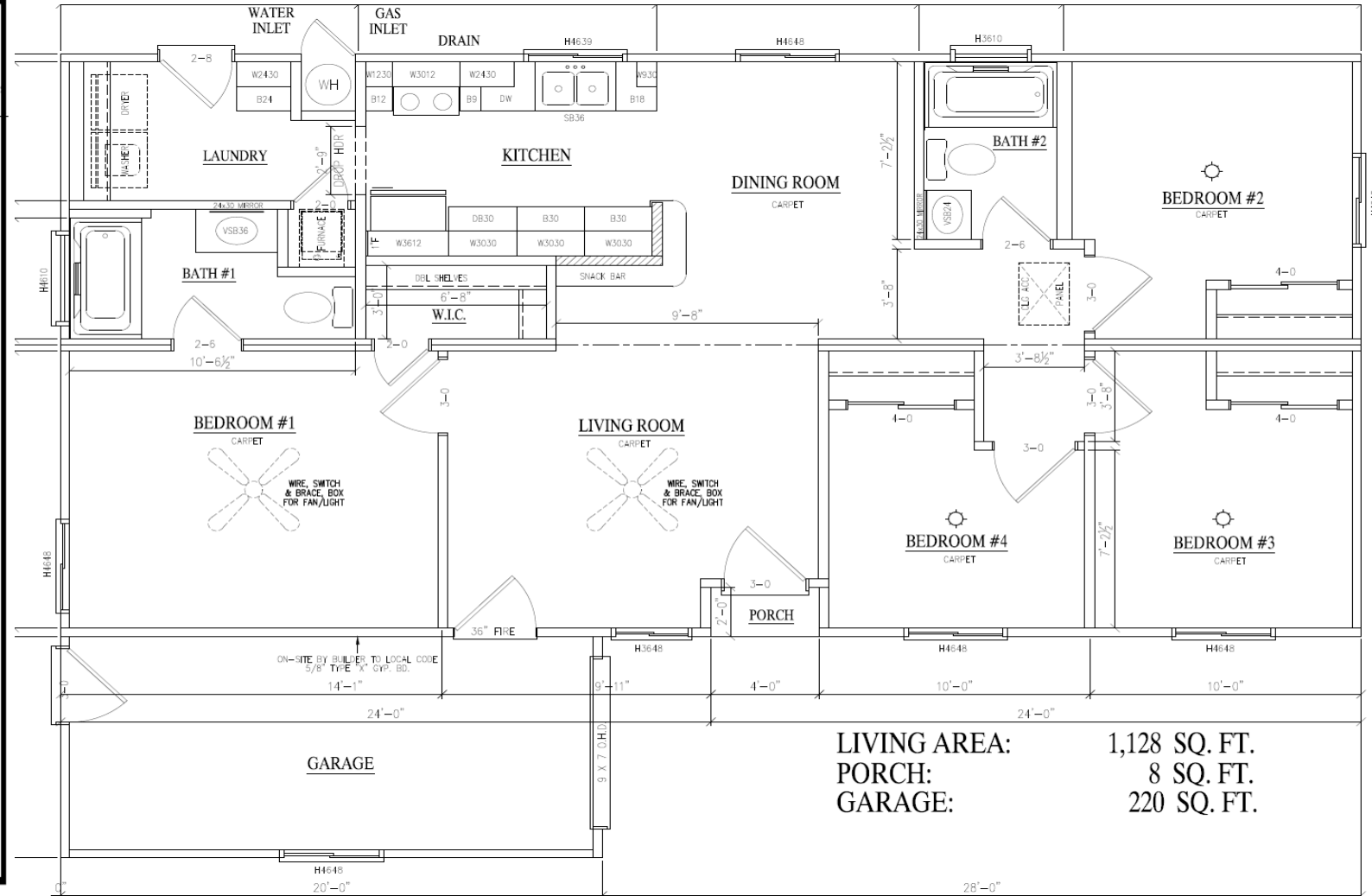
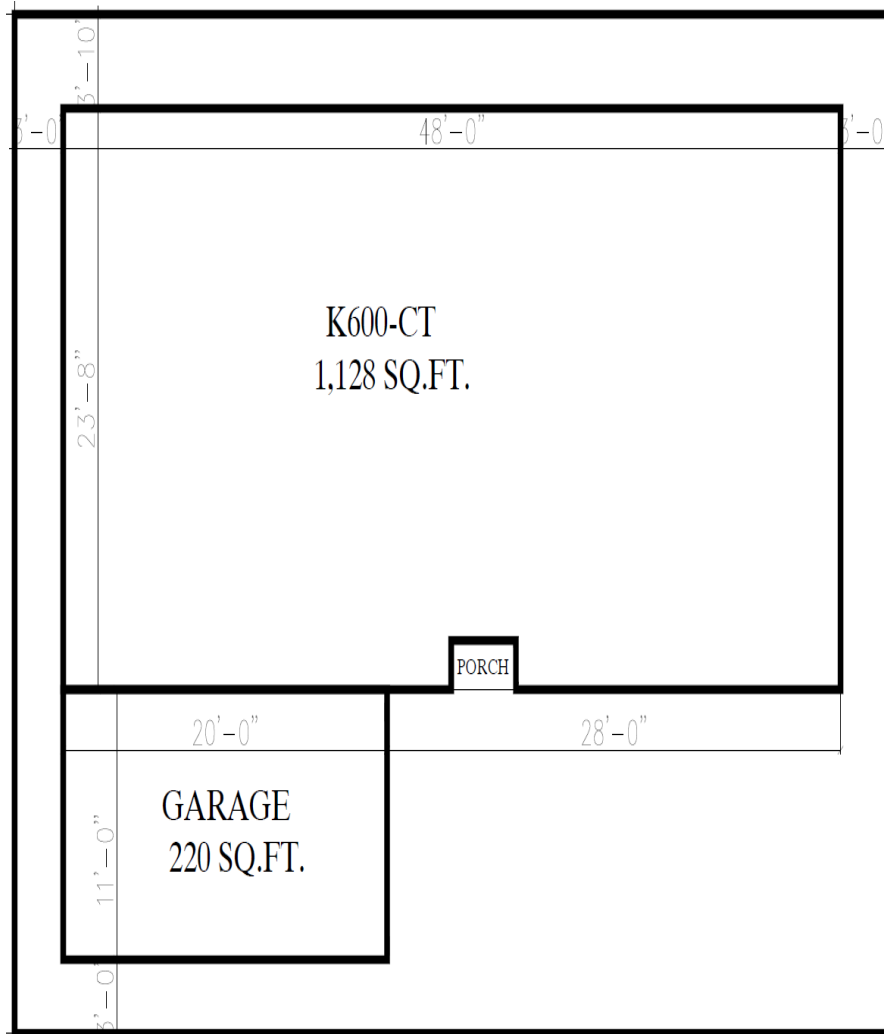


RIGHT ELEVATION

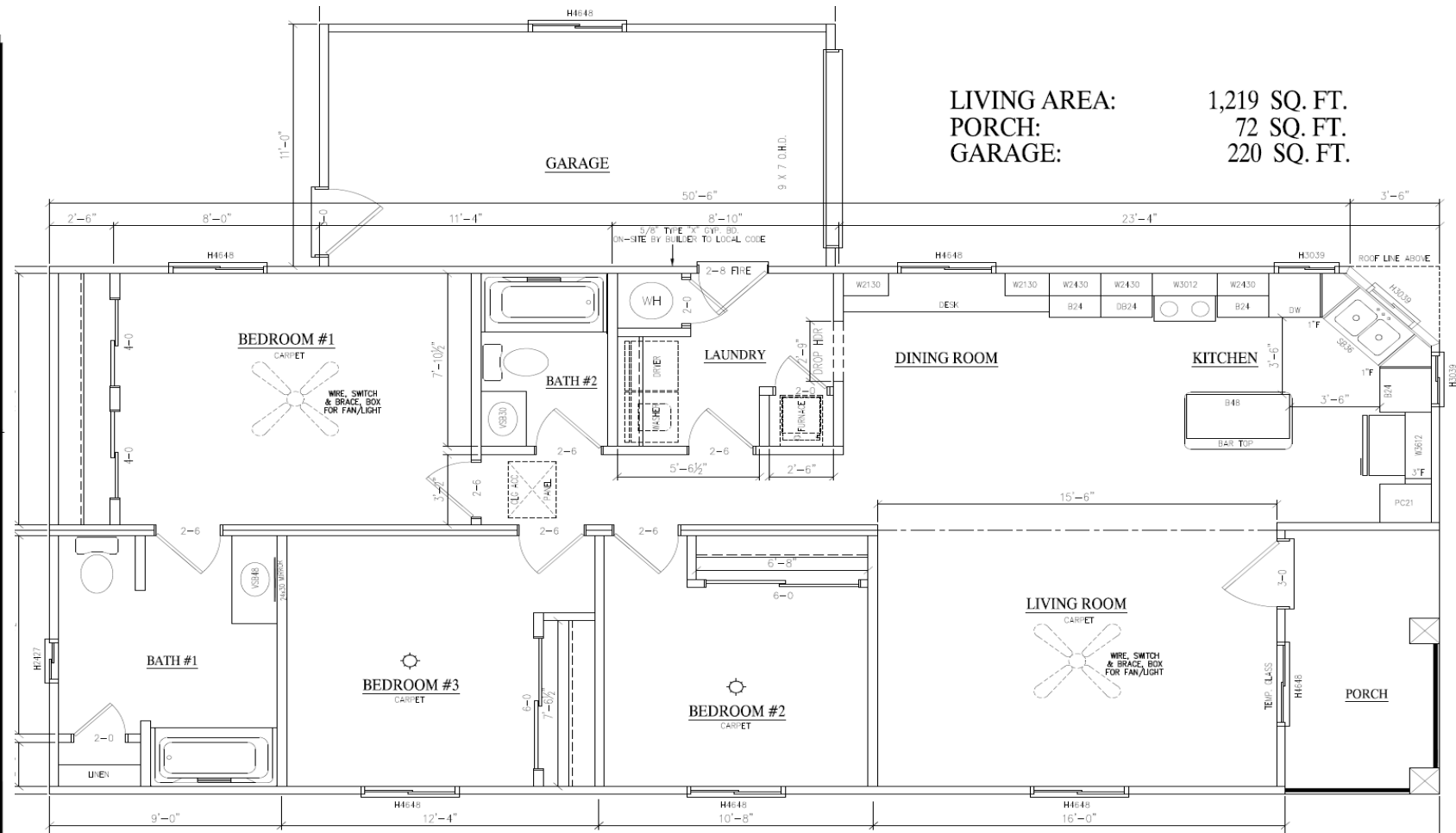
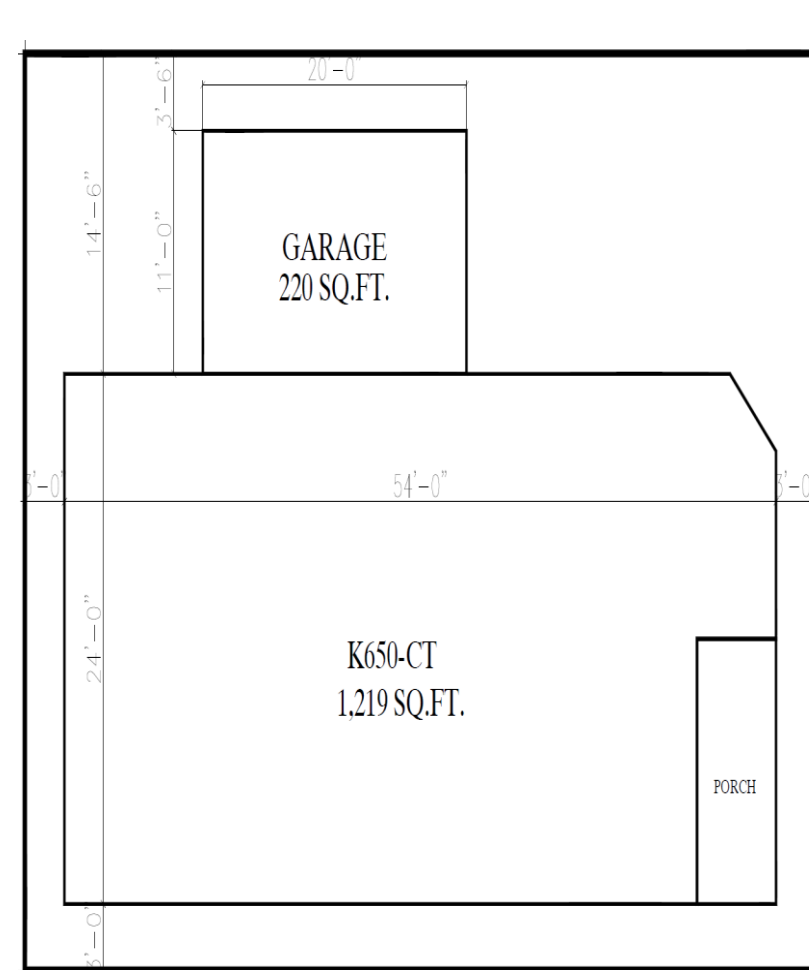


REAR ELEVATION

Proposed Residential Units (cont.)



Proposed Residential Units (cont.)



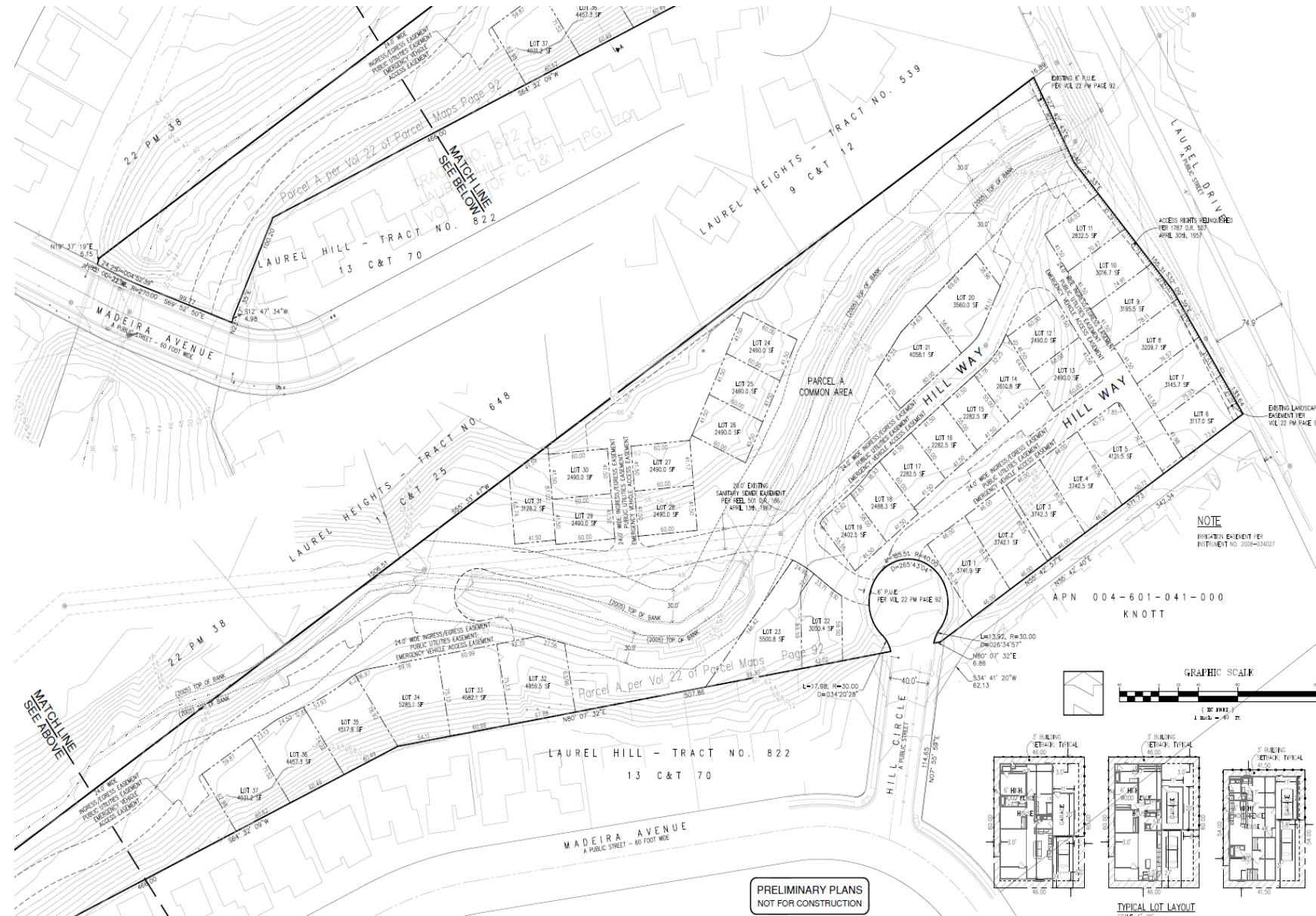
PUD 2020-001

- Single-family dwellings – Detached
 - Permitted in the R-L-5.5. District

	Standard	Proposed
Lot size	5,500 s.f	2,282.5 to 5,500.8 s.f.
Lot width	50 ft.	41.5 to 46 ft.
Corner Lots	60 ft.	41.5 to 46 ft.
Lot depth	75 ft.	54 to 60 ft.
Lot frontage	35 ft.	41.5 to 46 ft.
Yards		
Front	20 ft.	3 ft.
Side	5 ft.	3 ft.
Corner Side	15 ft	3 ft.
Rear	10 ft	3 ft.
Front Yard setbacks adjacent to Hill Circle	20 ft.	20 ft.
Distance Between Structures	6 ft	6ft
Driveway length	20 ft	27 ft
Height	30 ft.	14'-4"
Usable open space	1,000 s.f. per unit	500 s.f. per unit

Tentative Map 2019-002

- Subdivide 7.74-acre lot
 - 37 lots
 - Alternative street sections; and
 - Street frontage design for interior roadways
 - Six-foot wide trail
- Consistent with General Plan
- Requires an HOA & Maintenance District

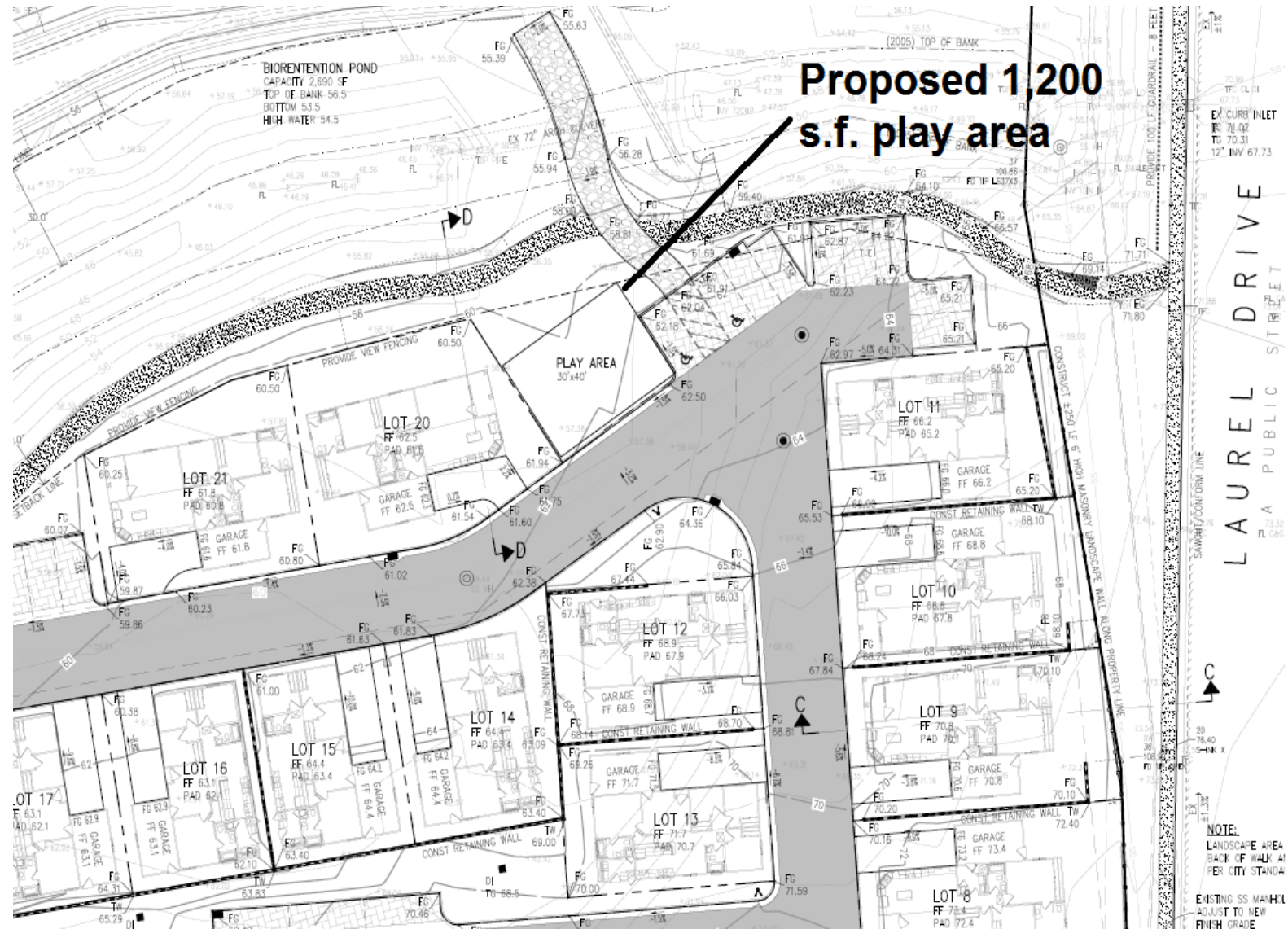


Initial Study

- Initial Study & Mitigated Negative Declaration - February 10, 2021
 - 30-day review period ended - March 12, 2021
 - No sensitive plant or animal species
 - Will not degrade scenic resources nor visual character
- Monterey Salinas Transit (MST) commented on Tentative Map
- Initial Study Comments received from the following:
 - Transportation Agency for Monterey County (TAMC);
 - Monterey County Agricultural Commissioner's Office; and
 - Pacific Gas and Electric (PG&E)
- Public comment regarding crime concerns
- Traffic and Transportation Commission - March 11, 2021
- Housing and Land Use Subcommittee - March 23, 2021

Planning Commission Review

- March 17, 2021 -
 - Adopt Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program; and
 - Approve both PUD 2019-001 and TM 2019-002 with modifications
 - Centrally located children's play area
 - Proposed 1,200 s.f. play area



Public Hearing Notices



- CC Public Hearing Notice published in The Herald on April 2, 2021
- CC Public Hearing Notice mailed to Property Owners on March 30, 2021
- CC Public Hearing Notice sign posted in ground on March 30, 2021