

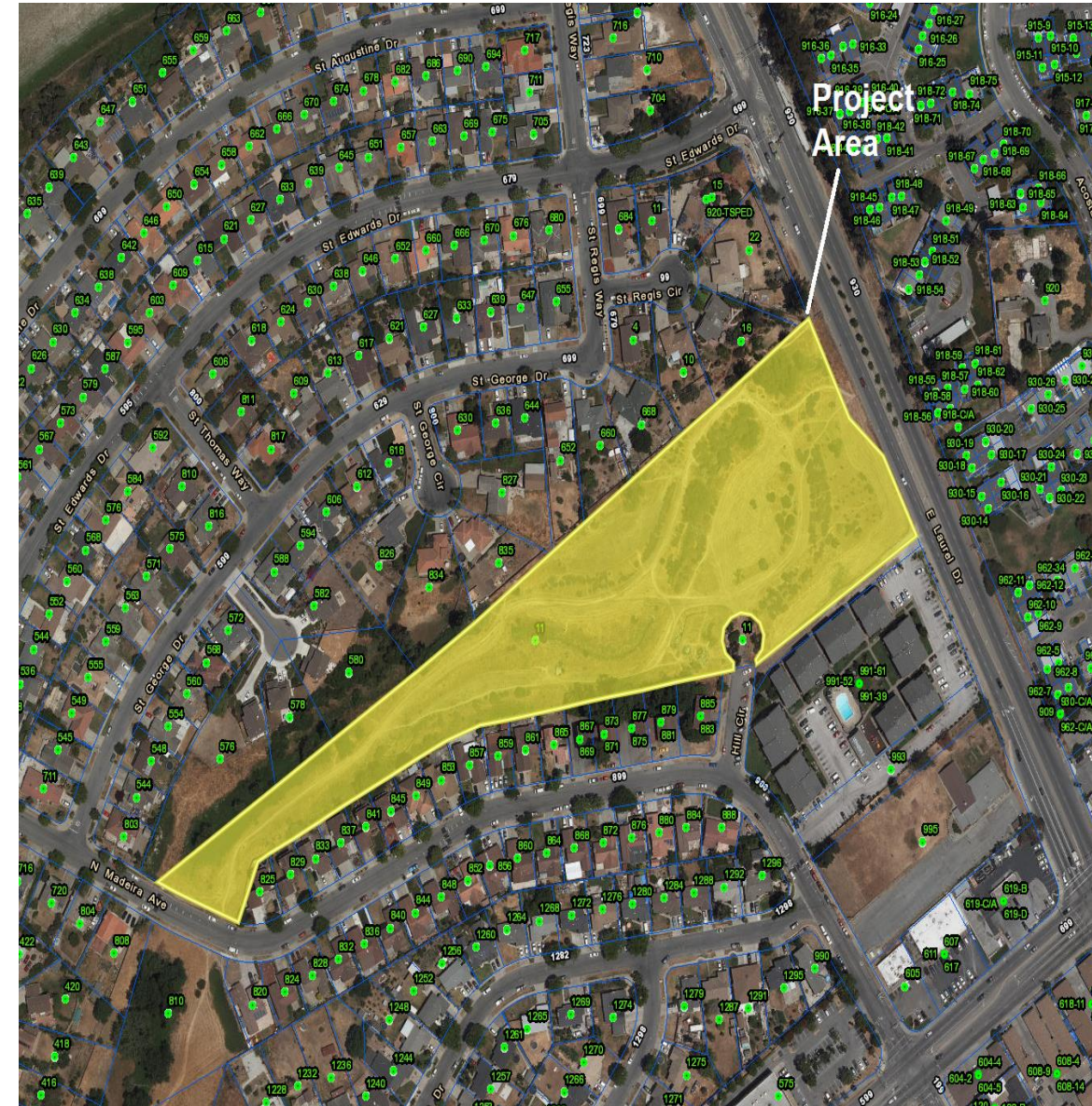
**PLANNED UNIT DEVELOPMENT PERMIT 2019-001 AND TENTATIVE MAP 2019-002; A  
REQUEST TO DEVELOP 37 DETACHED SINGLE-FAMILY DWELLING UNITS WITH  
ALTERNATIVE DEVELOPMENT STANDARDS AND TO SUBDIVIDE A 7.74-ACRE LOT INTO  
37 LOTS WITH ALTERNATIVE STREET SECTIONS AND STREET FRONTAGE DESIGN FOR  
INTERIOR ROADWAYS LOCATED AT 11 HILL CIRCLE IN THE R-L-5.5 – AR - F  
(RESIDENTIAL – LOW DENSITY – AIRPORT OVERLAY – FLOOD OVERLAY) DISTRICT**



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

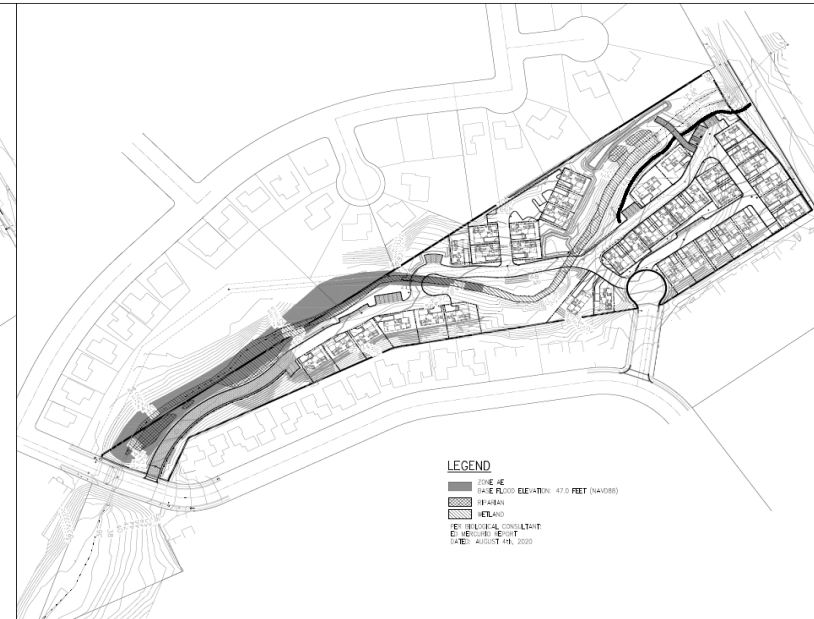
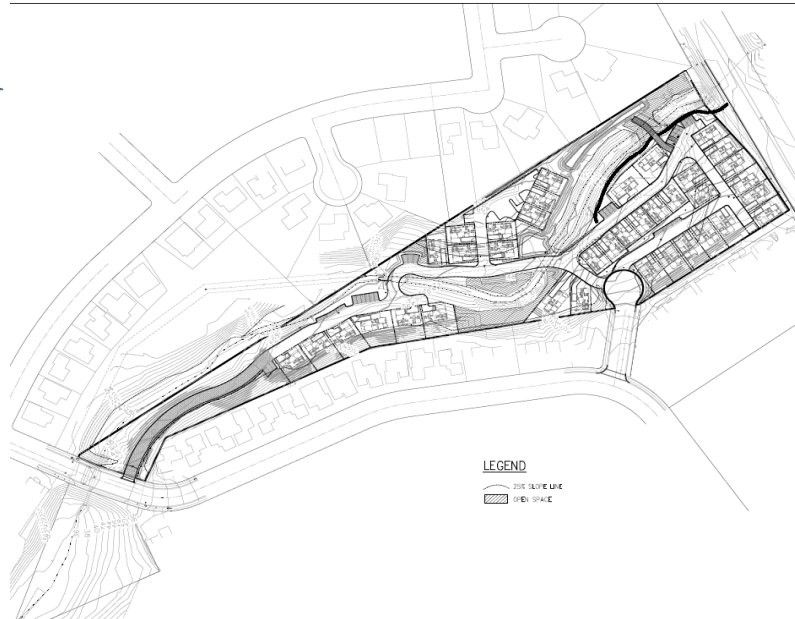
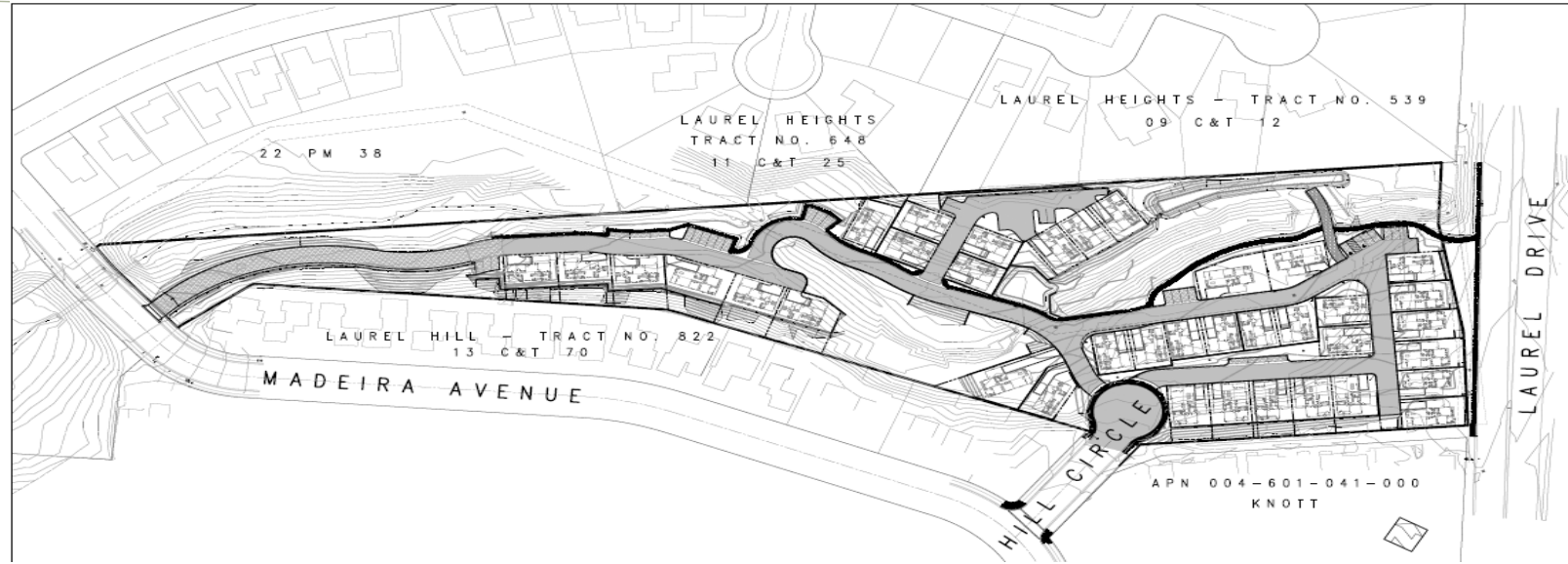
# Background

- 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



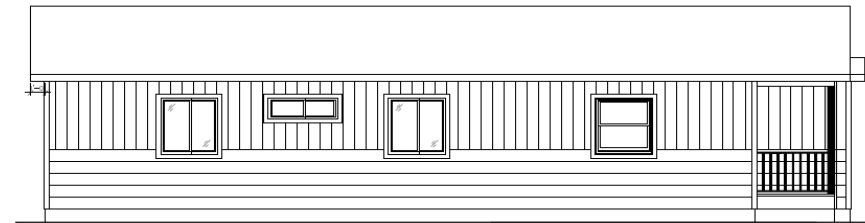
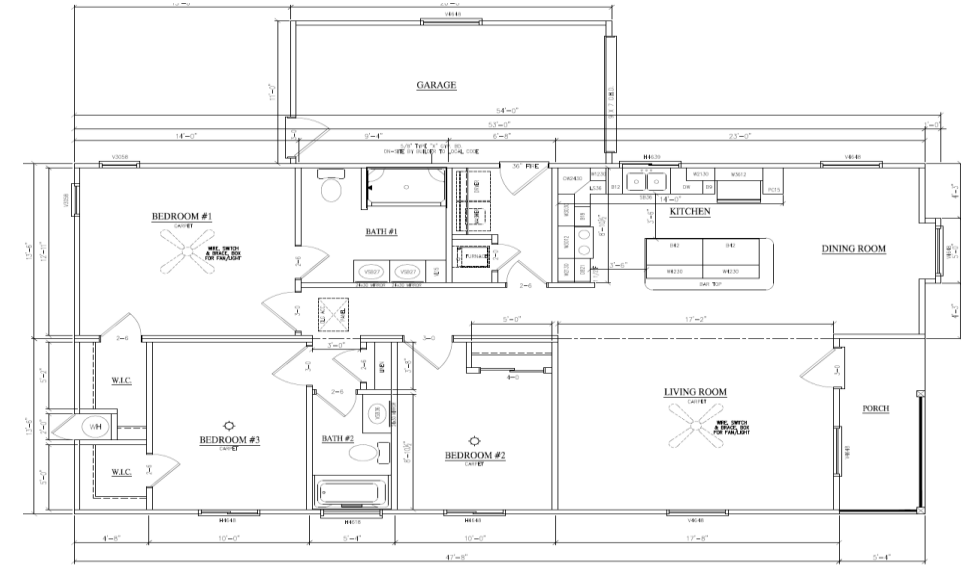
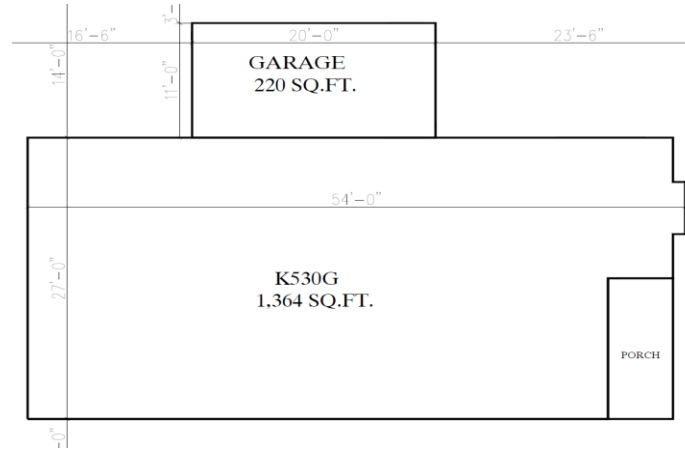
# Background

- Vacant, infill site
  - Topographically varied
  - Sanborn Creek/Madiera Ditch
  - Various easements
  - Eight (8) foot high wall along East Laurel Dr.
- CUP 2003-006 & PUD 2006-004
  - 53-unit detached dwelling senior units

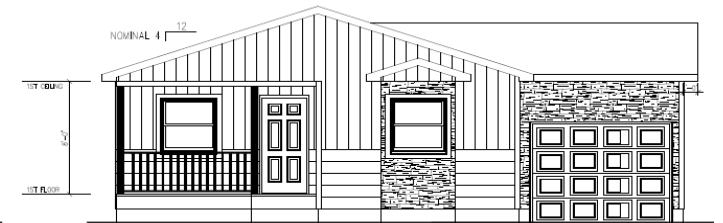


# Proposed Residential Units

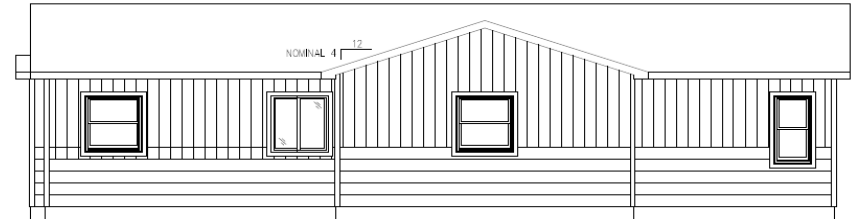
- 1-story units
- 1,128 to 1,364 s.f.
  - 3 floor plans
  - 3 or 4 bedrooms
- 1 car garage
- 1 tandem space
- 38 on-site spaces
- 3 affordable units



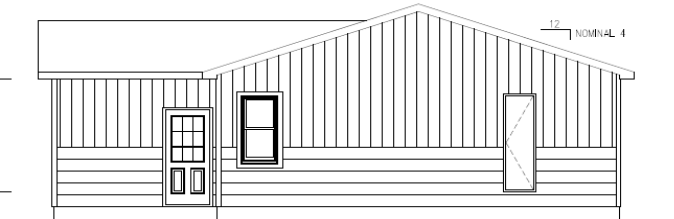
LEFT ELEVATION



FRONT ELEVATION

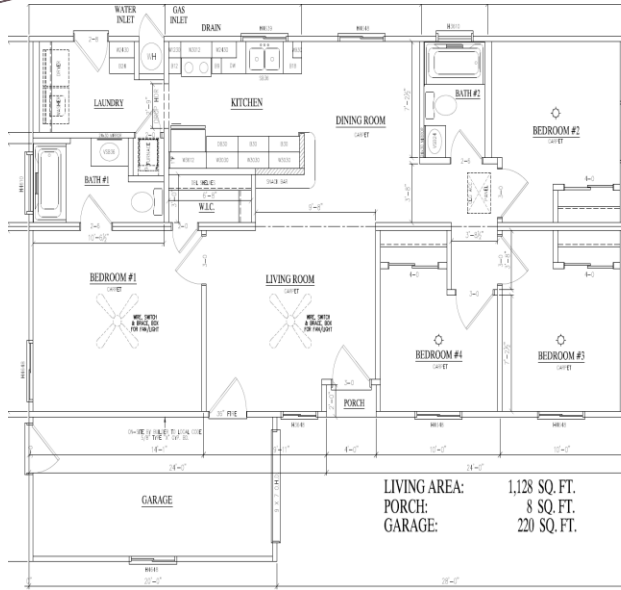


RIGHT ELEVATION



REAR ELEVATION

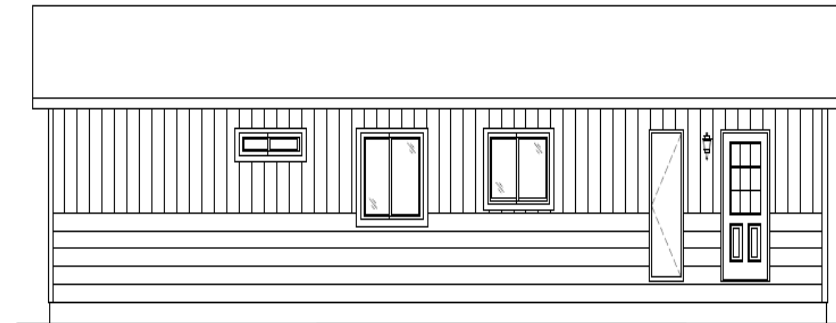
# Proposed Residential Units (cont.)



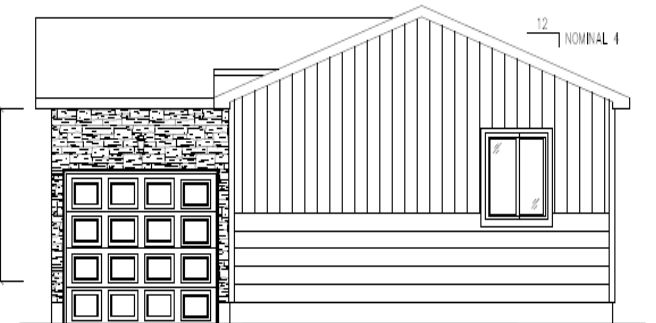
FRONT ELEVATION



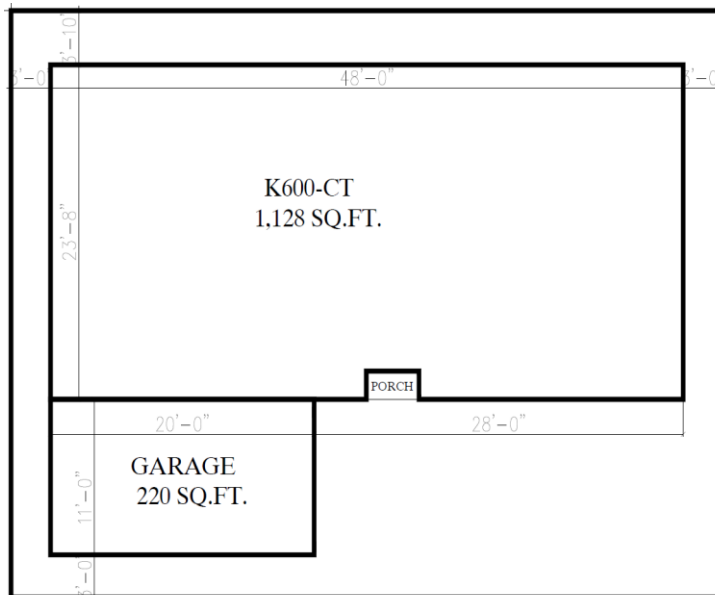
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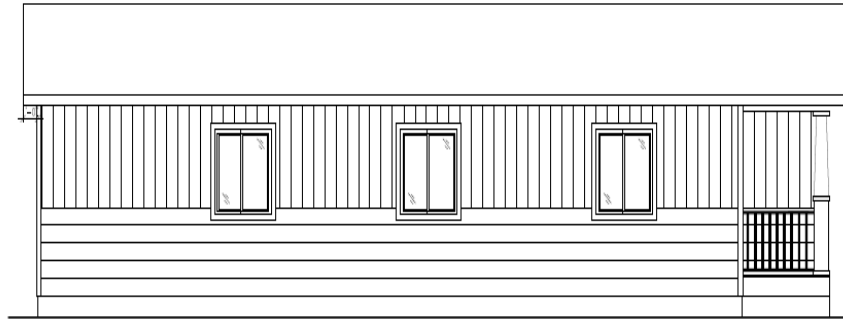
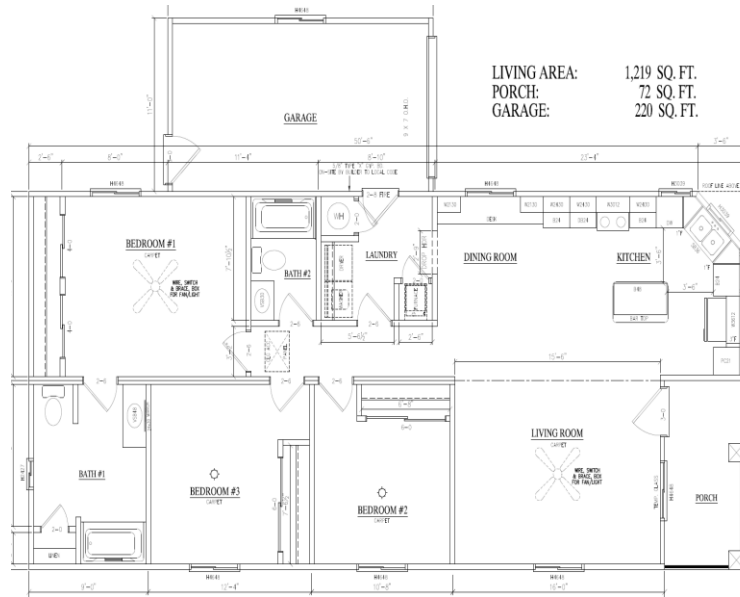
REAR ELEVATION



RIGHT ELEVATION



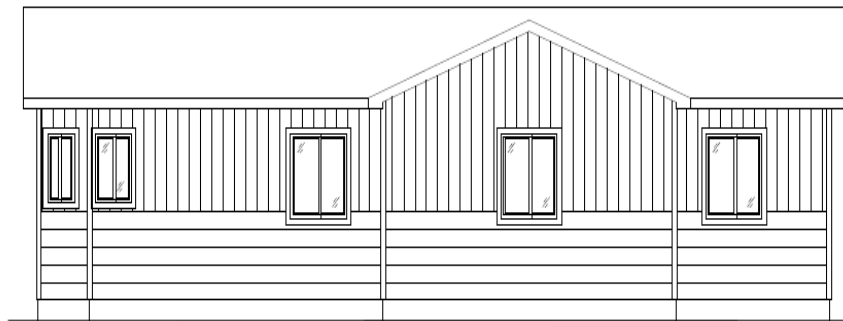
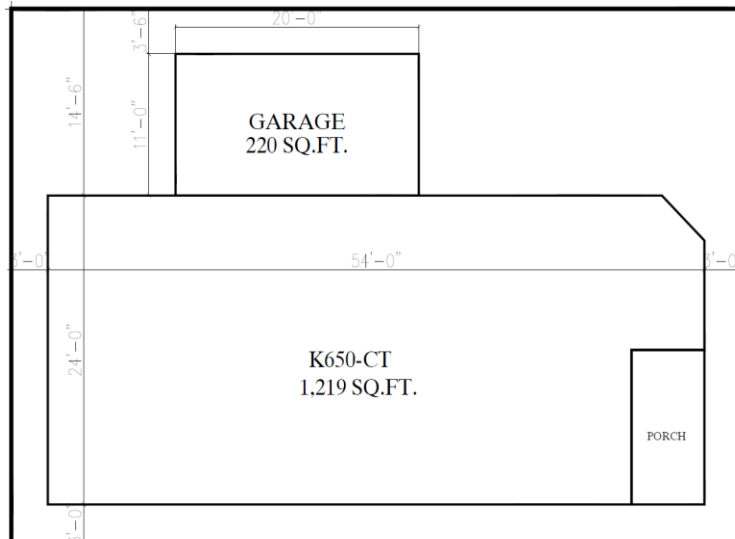
# Proposed Residential Units (cont.)



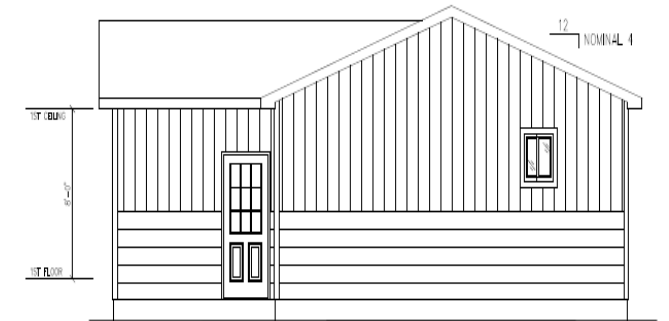
LEFT ELEVATION



FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

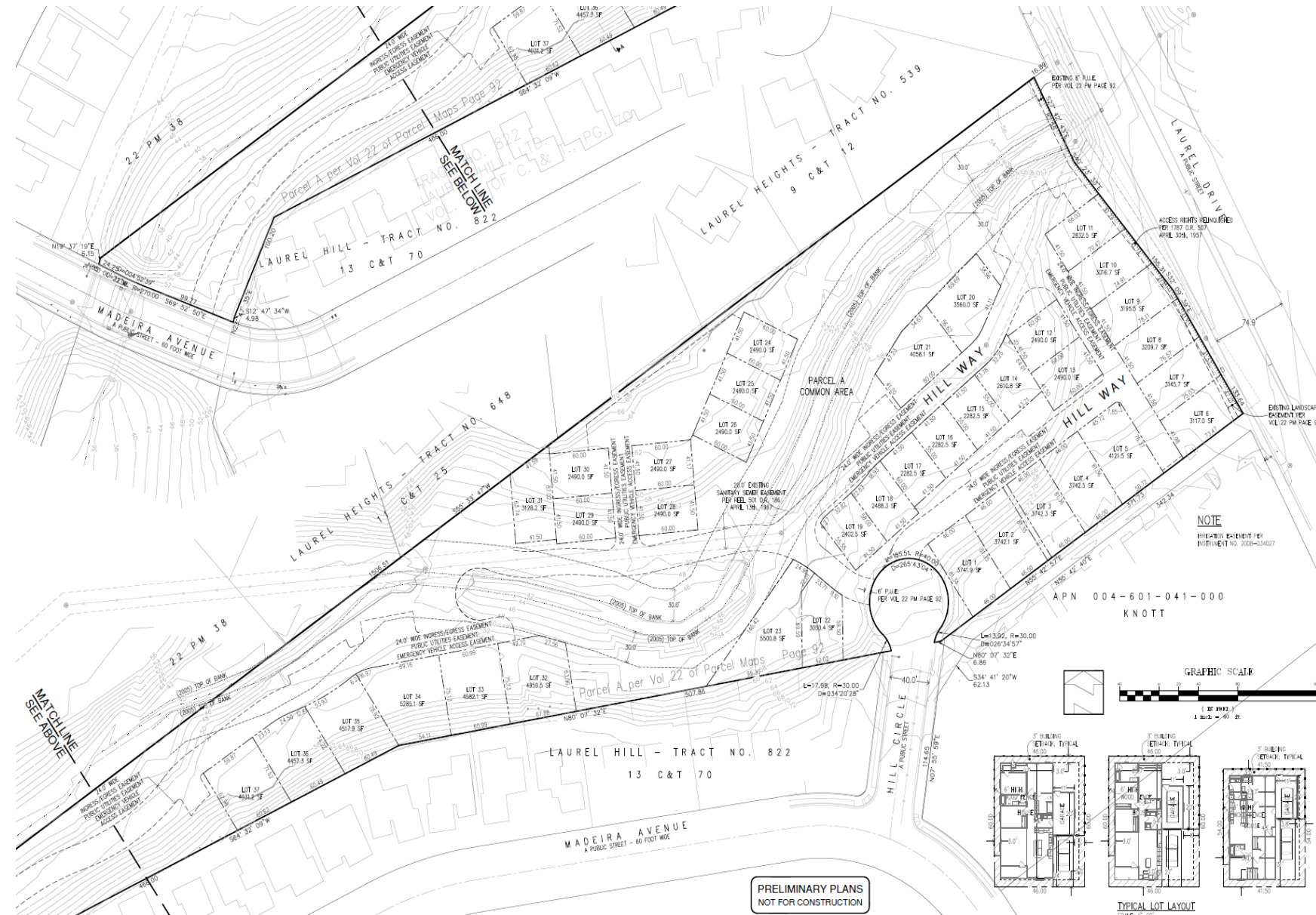
# PUD 2020-001

- Single-family dwellings – Detached
  - Permitted in the R-L-5.5. District
- PUD requests include alternative development standards as shown in the table:

Lot size sq. ft. min	5,500 s.f	2,282.5 to 5,500.8 s.f.
Lot width ft. min	50 ft.	41.5 to 46 ft.
Corner Lots ft. min	60 ft.	41.5 to 46 ft.
Lot depth ft min	75 ft.	54 to 60 ft.
Lot frontage ft min	35 ft.	41.5 to 46 ft.
Yards		
Front ft min	20 ft.	3 ft.
Side ft min	5 ft.	3 ft.
Corner Side ft min	15 ft	3 ft.
Rear ft min	10 ft	3 ft.
Front Yard setbacks adjacent to Hill Circle	20 ft.	20 ft.
Distance Between Structures min.	6 ft	6ft
Driveway length ft min	20 ft	27 ft
Height ft max	30 ft.	14'-4"
Usable open space s.f. min. per dwelling unit (650 s.f. corner lot)	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

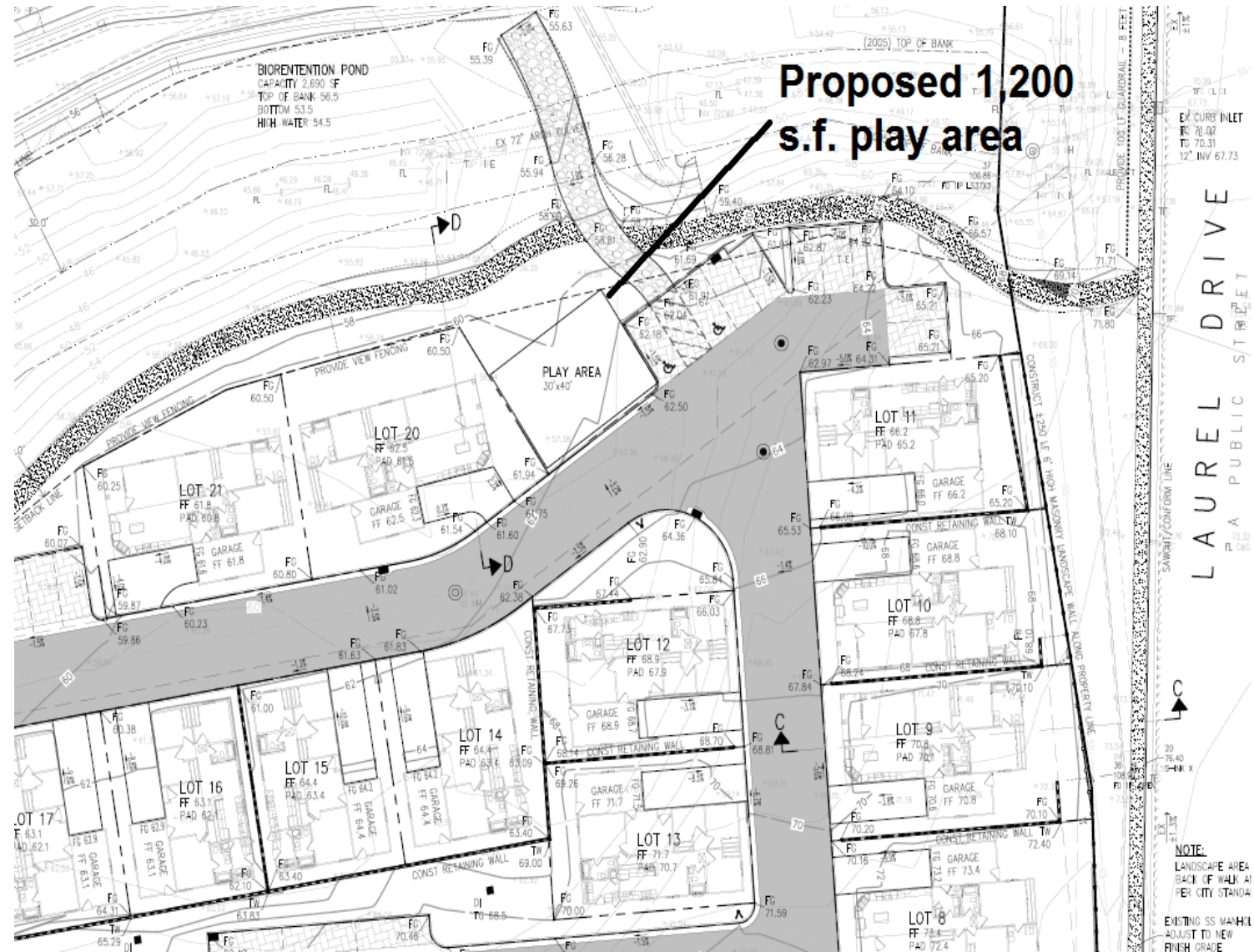


# Initial Study

- Initial Study & Mitigated Negative Declaration routed on February 10, 2021:
  - 30-day review period ended on March 12, 2021
  - State clearinghouse review February 16, 2021 to March 17, 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
  - Pacific Gas and Electric (PG&E)
- Public comment regarding crime concerns
- Traffic and Transportation Commission on March 11, 2021
- Housing and Land Use Subcommittee on March 23, 2021

# Planning Commission Review

- On March 17, 2021; Planning Commission recommended:
  - 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



# Recommendation

- Staff Recommends that City Council affirm the findings and approve the Resolution adopting the proposed Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program and approving both Planned Unit Development Permit 2019-001 and Tentative Map 2019-002, subject to the following modifications:
  - Condition No 23 should be revised to reflect a one car garage and an uncovered tandem space in addition to the 38 on-site spaces.
  - Condition No. 42 should be revised to reflect the following:  
*The property owner shall comply with the Engineer's Report dated November 19, 2020 (Exhibit "B-1").*
  - Page 5 of the Engineer's Report Item 6h should reference an 8-foot high wall rather than a 6-foot wall for consistency with the noise mitigation.

# 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