

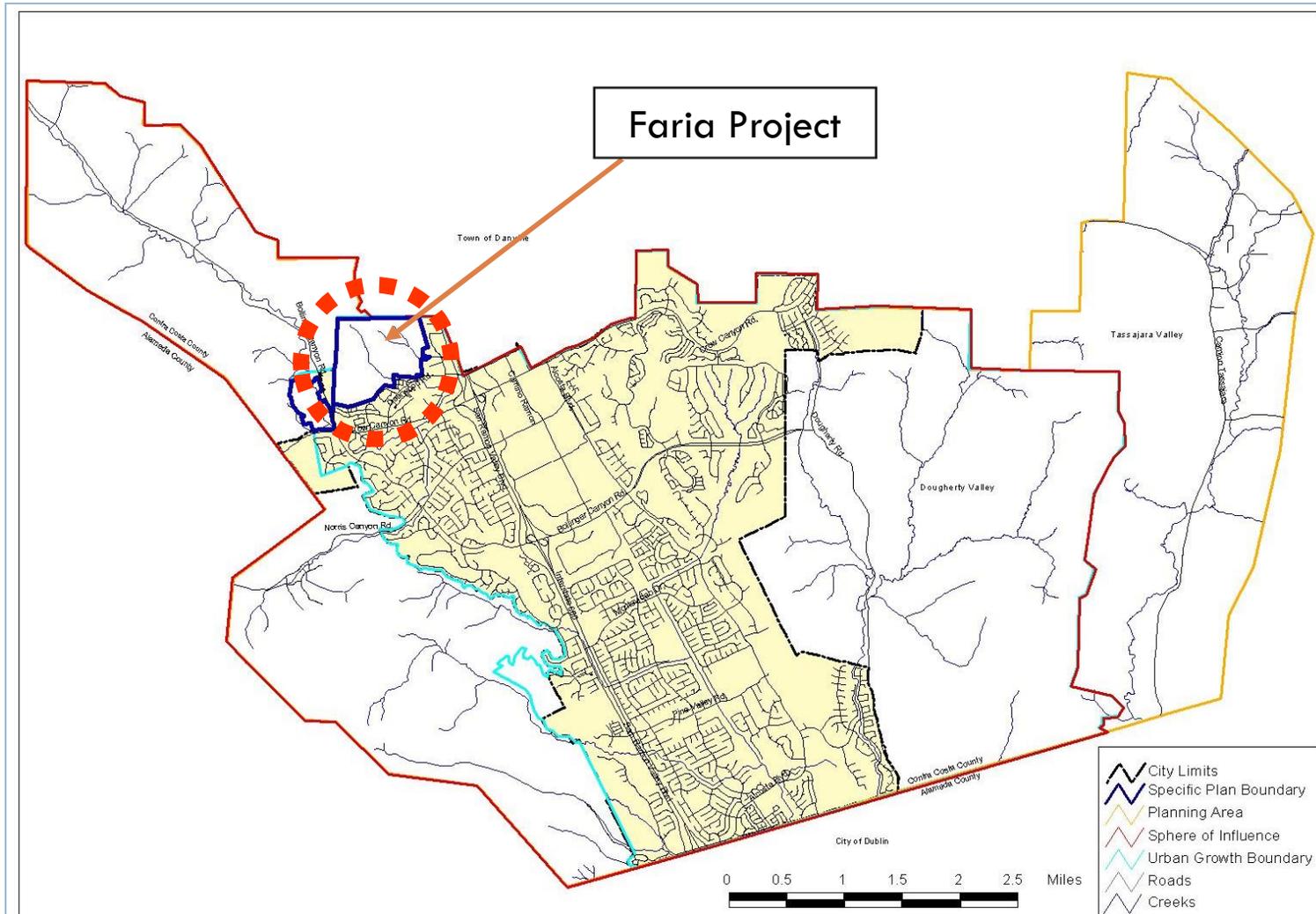


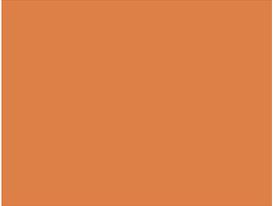
2013
FARIA PRESERVE PROJECT

Planning Commission Workshop

January 15, 2013

Project Site



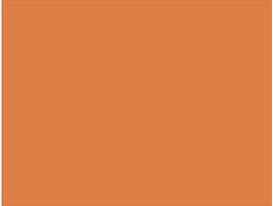


Workshop Format

Workshop Format



- Provide brief background information and history of Faria Preserve Project
- Provide forum for Applicant to present Project modifications since the October 16, 2012 Joint CC/PC Workshop and to continue to receive input on their conceptual site plan.
- Outline next steps for review of Project



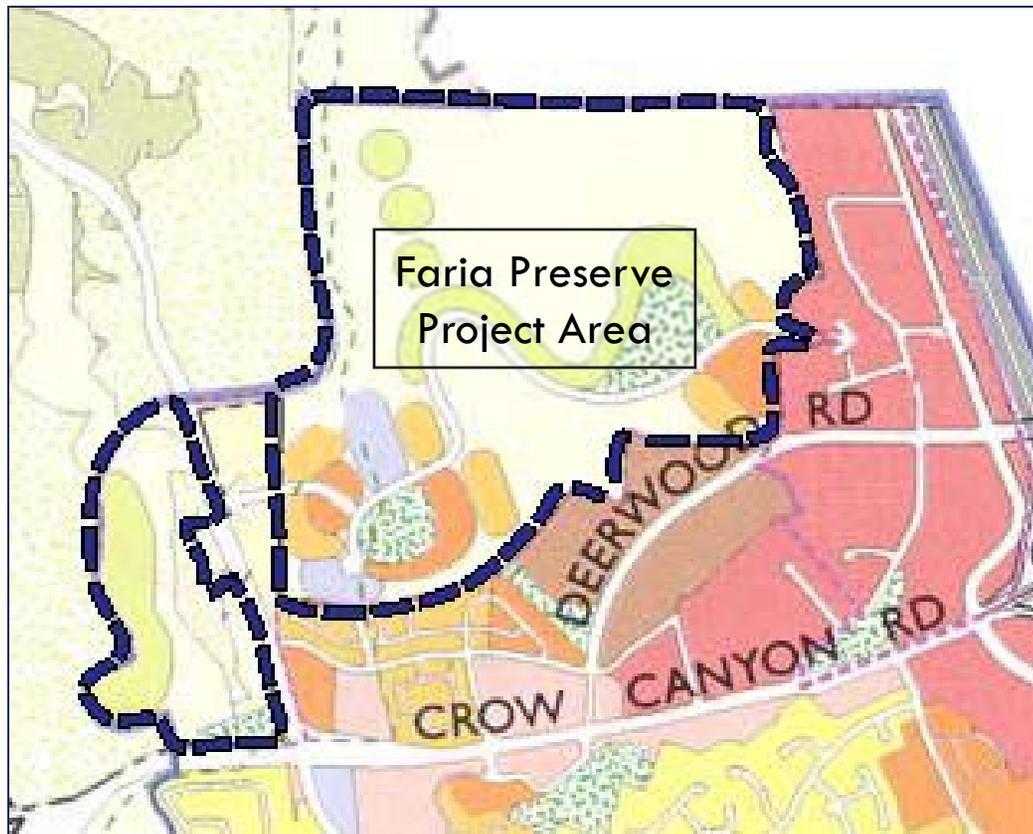
Background and History

- *General Plan 2020 (GP 2020)
- *Northwest Specific Plan (NWSP)
- *2006 Project Approval
- *2008 Project Refinements
- *2013 Project Proposal

Background and History

- GP 2020, voter-approved in March 2002.
 - Established the 354-acre NWSP area
 - Established land use framework for NWSP
 - 786-housing unit cap
 - Min. 25% of units built as affordable
 - Min. 75% of area maintained for public amenities and open space including Educational Site, Community Park, Rose Garden and House of Worship
 - Allows grading of two ridgelines
 - Established an Urban Growth Boundary (UGB)

Background: GP 2020 and Faria Land Use



Background and History (cont.)



- 2004 through 2006: Claremont Homes files Faria Project applications, the NWSP and Project EIR is completed, and public hearings are conducted.
- November 2006: City Council adopts NWSP and certifies NWSP/Faria Preserve Community Environmental Impact Report (“NWSP/Faria EIR”).
- December 2006: Planning Commission approves 786-unit Faria Project on 290-acre site.

Background: 2006 Approved Faria Project

- 786 units
- Approx. 218-acres of non-residential public facilities and open space
 - 12.7-acre community park
 - 0.5-acre rose garden
 - 1.6-acre educational site
 - Up to 6-acre house of worship
- Four residential neighborhoods
- Dedication of 144-acres of off-site open space



Background and History (cont.)



- ❑ December 2006: East Bay Regional Park District and Sierra Club filed two lawsuits challenging certain approvals of the Project.
- ❑ June 2008: The City Council approved modifications and refinements to the Project to implement the Settlement Agreements.
 - ❑ Reduced footprint of Neigh. A, adjust boundaries of Neigh. B and D
 - ❑ Expansion of permanent open space in the NW corner of the Project
 - ❑ Shifting of the re-created creek and riparian corridor
 - ❑ New EBRPD trail staging area
 - ❑ Increase landscaping to enhance visual shielding

Background: 2008 Faria Project Refinements



Background: Since 2008



- Applicants working with Resource Agencies to address Project comments.
- GP 2030 adopted in 2011; no policy changes in GP2030 related to NWSP or Project area.

2012/13 Project Proposal



- In 2012, Lafferty Communities acquires the Faria Project, submits a revised conceptual site plan, and a new Vesting Tentative Map, Development Plan Amendment, and Architectural Review applications.
- Concurrently, Lafferty is working with the Resource Agencies to address the Agencies' Project comments.
- A joint CC/PC workshop was held on October 16, 2012 to introduce and receive feedback on the revised Project.

10/16 Workshop: CC/PC Comments



- Parking Adequacy
- Concern regarding increased residential density; proposing same number of units on smaller development footprint.
- Development Standards such as setbacks, lot size shall be met.
- Identify where affordable units will be located.
- Purdue Road Project vs. Deerwood Road entry point and its impact to the neighborhood.

10/16 Workshop: PC/CC Comments (cont.)



- Contact interested parties to discuss project changes.
- Provide more trail connections, especially on east side of Project area.
- Analyze costs of long-term maintenance of drainage channels and prepare a Project fiscal analysis.
- Impacts to the streams and drainage corridors
- Impacts to surrounding schools.
- Single-story SFDU product type; homes should be reduced in size if lots are proposed to be smaller.

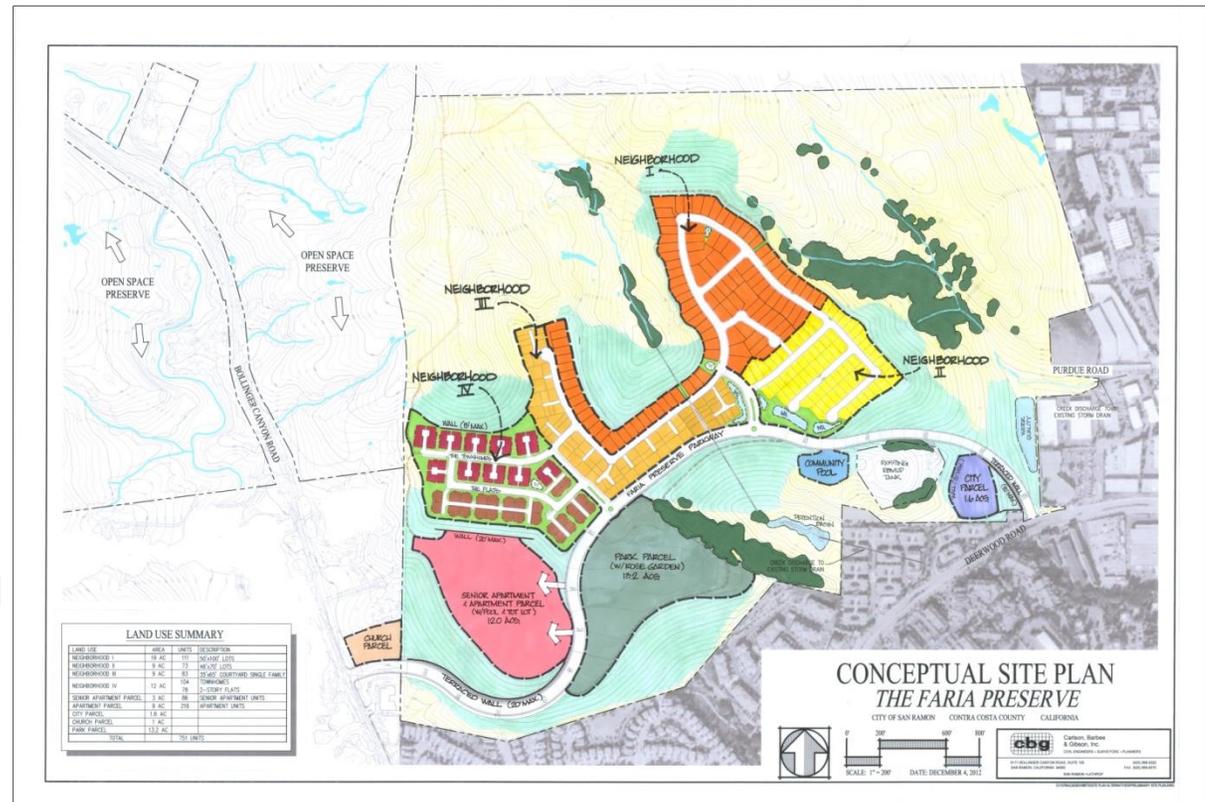
10/16 Workshop: Comments From the Public



- Concern for increased traffic, noise, and other traffic/circulation safety issues.
- Concern regarding large amount of affordable housing and the potential negative impacts associated with such types of housing.
- Concern whether existing schools can manage the increased capacity and the Project's impact to school performance.
- Concern regarding the relocation of the multi-family units and the visual impact of the changes.

2013 Modified Conceptual Site Plan

- 751 units (64-acres)
- 225-acres of non-residential public facilities and open space
 - 12.7-acre community park
 - 0.5-acre rose garden
 - 1.6-acre educational site
 - 1-acre church parcel
- Four residential neighborhoods
- Dedication of 144-acres of off-site open space



2013 Project Review Requirements



- Conformance with the NWSP/GP
 - ▣ Development standards such as lot size, density, height, adequacy of parking, etc.
 - ▣ Ridgeline, Creek, and Hillside policies
- Application completeness for VTM, DPA, and AR
- Analysis of potential environmental impacts associated with proposed revisions
 - ▣ Traffic and Circulation
 - ▣ Visual
 - ▣ Noise, etc.

Review: Workshop Format



- Provide brief Project background and history
- Lafferty Communities presentation on revised Project and modifications since October workshop
- Questions
- Initial comments, if any, on broad topical issues. *Project-level comments to be received at later date, as part of public hearing process once applications are deemed complete.
- Public Comments

Project's Next Steps



- Initiate environmental analysis of proposed revisions—including traffic, visual, noise, greenhouse gas review, etc.
- Application completeness
- Project review at various City Boards and Committees
- Public hearing process for VTM, DPA, & AR (tentatively Summer 2013).
- Public review of environmental review document
- Project Determination
 - ▣ Planning Commission is decision-making body for VTM, DPA, & AR applications and environmental review
 - ▣ Decision appealable to City Council



2013

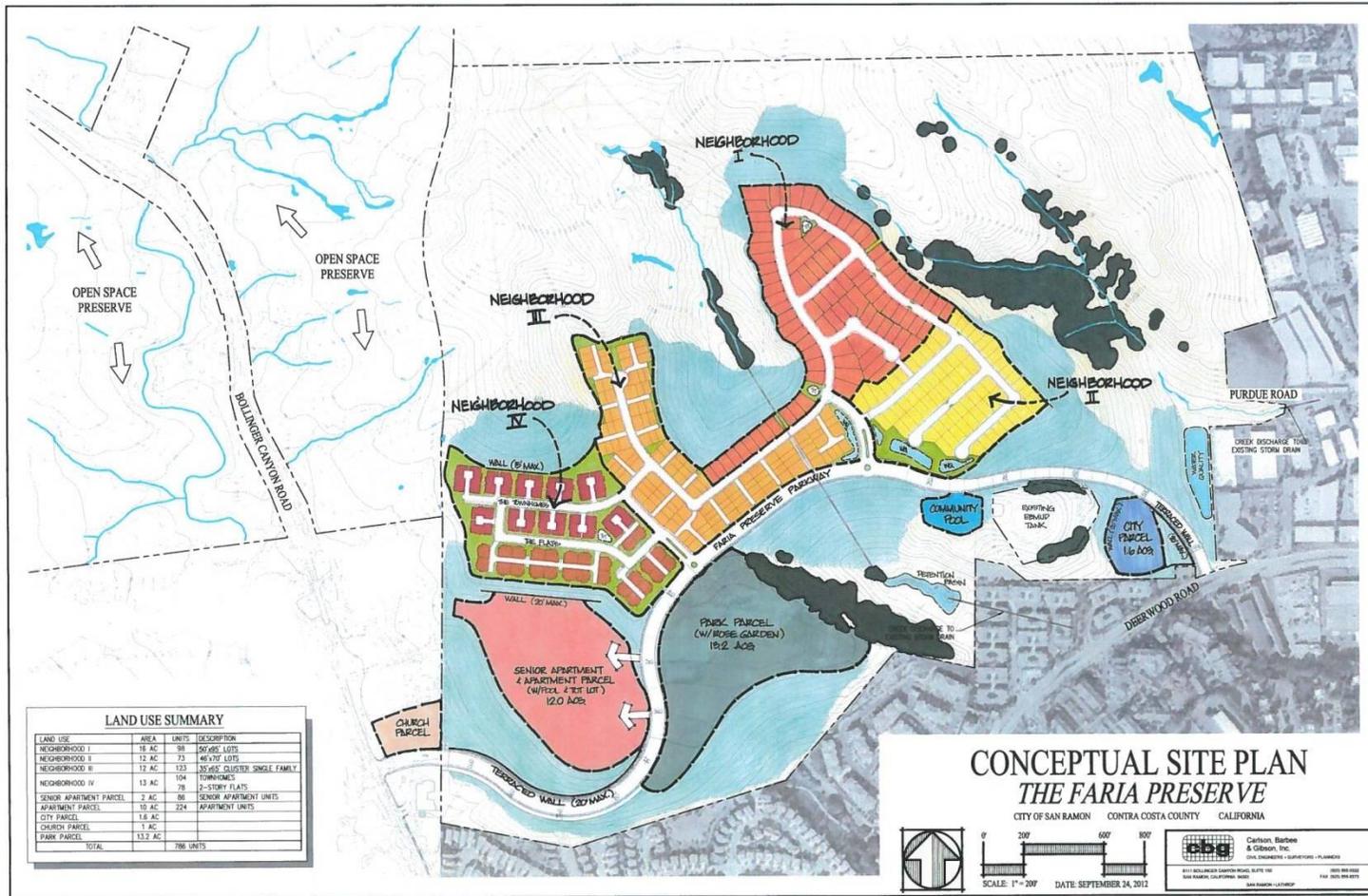
FARIA PRESERVE PROJECT

(END)

Planning Commission Workshop

January 15, 2013

October 16, 2012 Conceptual Site Plan



NWSP Residential Land Use

Table 2-1: Residential Land Use Summary

Neighborhood	Gross Acreage ¹	Developed Area (Acreage)	General Plan Designation	Maximum Dwelling Units	Density (units/acre)
A	159.23	43.16	Hillside Residential	200	1.3
B	20.22	16.86	Medium Density Residential	200	9.9
C	11.85	10.56	Multifamily High Density Residential	300	25.3
D	2.14	1.78	Multifamily Very High Density Residential	86	40.2
E	63.5	16	Hillside Residential	44 ²	2
Maximum Total Dwelling Units				830	
1. Includes Common Space, Open Space, and GHAD Area within Neighborhood Boundaries					
2. Total dwelling units will depend on final neighborhood design					

Adopted NWSP



- **Hillside Single Family Residential District (HSFR).** SF residential land use, 0.2-2 DU/net acre.
- **Medium Density Residential District (MDR).** Variety of residential uses, including townhouses or clustered SFD, at a density of 6-14 DU/net acre.
- **Multi-Family High Density Residential District (HDR).** Provide opportunities for apartments, condominiums, and townhouses at a density of 14-30 DU/net acre.
- **Multi-Family Very High-Density Residential District (VHDR).** Provide opportunities for an intensive form of residential development, including apartments and townhouses at a density range of 30-50 DU/net acre.