



2013

## FARIA PRESERVE PROJECT

VTM 9342, DPA 12-310-003, MJ 12-900-002,  
AR 12-200-046, and IS 12-250-004

Planning Commission Public Hearing  
November 19, 2013

# Application Request

2

- Major Subdivision (MJ 12-900-002 for VTM 9342) for the subdivision of five residential neighborhoods totaling 740-units and associated parcels that include open space, a park, rose garden, community pool, and sites for an educational facility and house of worship.
- Development Plan Amendment (DP 12-310-003) to modify the previously approved Development Plan (DP 05-300-001) for the 2006 Faria Preserve project.

# Application Request (cont.)

3

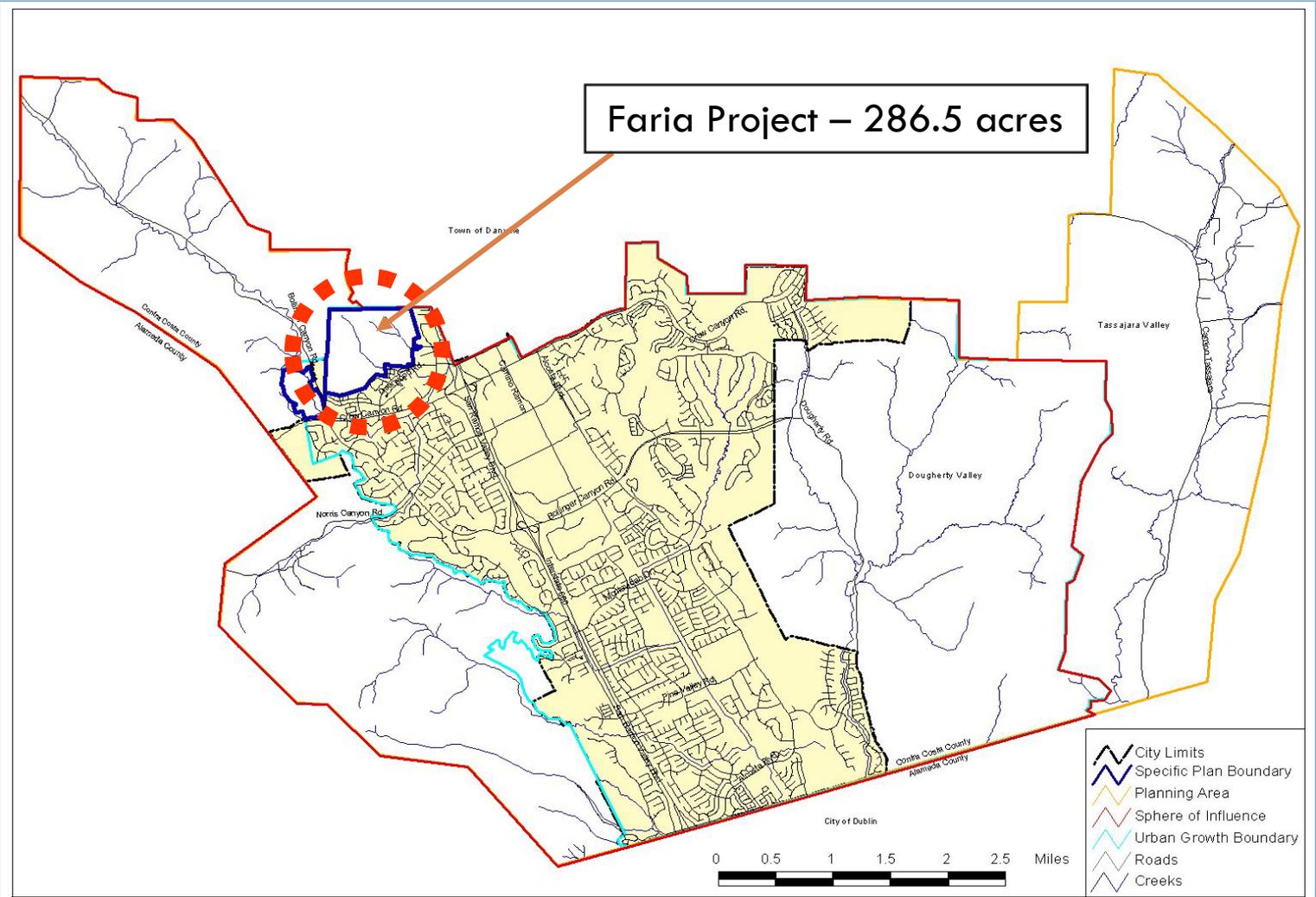
- Architectural Review (AR 12-200-046) for the Project's proposed building and site plans.
- Environmental Review (IS 12-250-004) as required by the California Environmental Quality Act (CEQA).
- The proposed DPA and architectural review applications do not include review of the house of worship site, educational facility site, or the Neighborhood V apartment complex which would be reviewed at the time of their proposed development.

# Public Notice/Environmental Review

4

- Environmental Document: Preparation of an Initial Study/Mitigated Negative Declaration (IS/MND) is underway in accordance with CEQA and anticipated to be ready for public comment within the next 30 days.
- Public Hearing Notice: Notice of the public hearing was sent to all listed property owners within 1,000 feet of the subject property and to the interested parties list including property owners within the “Thomas Ranch” neighborhood and along the Deerwood Road/Omega Road intersection.

# Project Site



# Goal of 1<sup>st</sup> Public Hearing

6

- Staff presentation of background information and history of Faria Preserve Project.
- Applicant's presentation of proposed project.
- Receive public and Planning Commission comments.
- Continue public hearing to date-certain to allow discussion of project and environmental analysis.

# Background and History

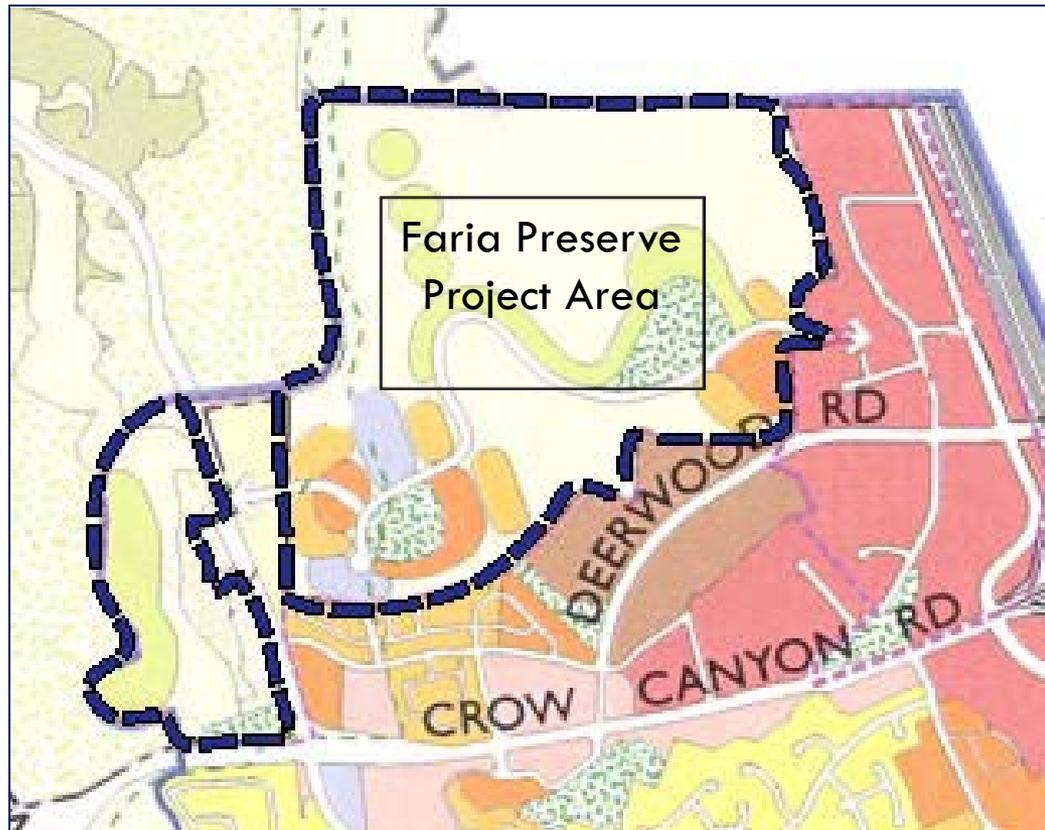
- \*General Plan 2020 (GP 2020)
- \*Northwest Specific Plan (NWSP)
- \*2006 Project Approval
- \*2008 Project Refinements
- \*2013 Project Proposal

# 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 limit for Faria Preserve
    - Minimum 25% of units built as affordable
    - Minimum 75% of area maintained for public amenities and open space including an Educational Facility Site, Turn-Key 12.7 Acre Park, 0.5 Acre Rose Garden and House of Worship Site
    - Allows grading of two ridgelines
  - ▣ Established an Urban Growth Boundary (UGB)

# Background: GP 2020 and NWSP Land Use Plan

9



# Background and History (cont.)

- From 2004 through 2006: Claremont Homes files Faria Preserve 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 289-acre site.

# Background: 2006 Approved Faria Project

11

- Total 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.)

12

- December 2006: East Bay Regional Park District and Sierra Club filed two lawsuits challenging certain approvals of the Project.
- February 2007: Development Agreement entered into between the City and Project Developer.

# Background and History (cont.)

13

- June 2008: The City Council approved modifications and refinements to the Project to implement the two Settlement Agreements.
  - ▣ Reduced footprint of Neighborhood A, adjusted boundaries of Neighborhoods B and D.
  - ▣ Expansion of permanent open space in the NW corner of the Project
  - ▣ Shifting of the re-created creek and riparian corridor to a location adjacent to open space areas.
  - ▣ New EBRPD trail staging area.
  - ▣ Increase landscaping to enhance visual shielding of the Project from SRVB and the intersection of Bollinger Canyon Road/Norris Canyon Road.

# Background: 2008 Faria Project Refinements

14



THE FARIA PRESERVE  
REDUCED NEIGHBORHOOD A FOOTPRINT & RELATED REFINEMENTS  
JUNE 11, 2008

# Background: Since 2008

- Project area annexed to the City in March 2009.
- Development Agreement in effect for 10 years from date of annexation plus 5-year automatic extension and option to extend an additional 5 years.
- Claremont Homes continued working with Resource Agencies to address Project comments.
- GP 2030 adopted in 2011; no policy changes in GP2030 related to NWSP or Project area.
- In 2012, Lafferty Communities acquires the Faria Project from Claremont Homes.

# 2013 Project Proposal

16

- In October 2012, Lafferty Communities submitted a new Vesting Tentative Map, Development Plan Amendment, Architectural Review, and Environmental Review applications.
- Concurrently, Lafferty is continuing to work 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.

# 10/16/12 Workshop Recap: CC/PC Comments

17

- Parking Adequacy
- Concern regarding increased residential density; proposing same number of units on smaller development footprint.
- Ensure Development Standards such as setbacks are met.
- Identify location of affordable units.
- Purdue Road Project vs. Deerwood Road entry point and its impact to the neighborhood.
- Impacts to surrounding schools.

# 10/16/12 Workshop Recap: CC/PC Comments (cont.)

18

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

# 10/16/12 Workshop Recap: Comments From the Public

19

- 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.

# 01/15/13 PC Study Session Recap

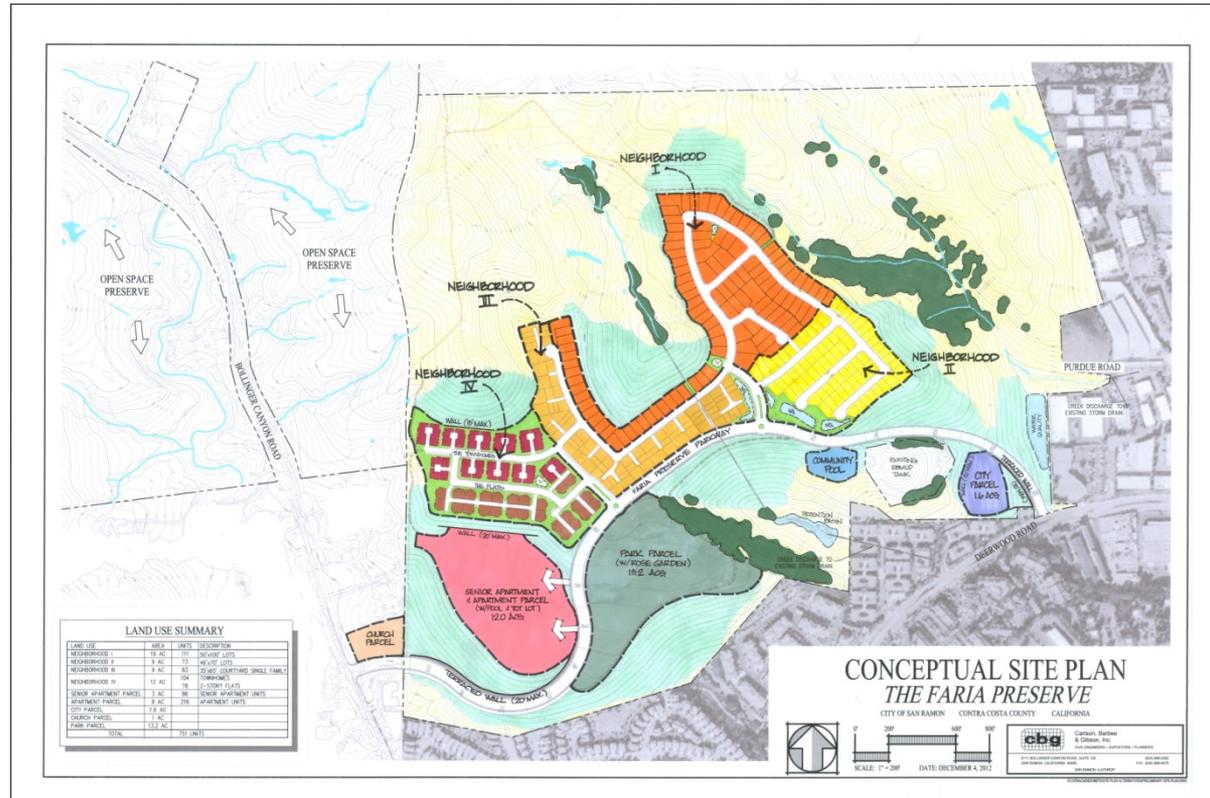
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- January 15, 2013, the PC held a study session to hear additional information on the project proposal and project modifications made in response to comments received at the October 2012 joint workshop.

# 01/15/13 PC Study Session Recap

21

- Total 751 units (65-acres)
- 223-acres of non-residential public facilities and open space
  - 12.7-acre park
  - 0.5-acre rose garden
  - 1.6-acre educational site
  - 1-acre church parcel
- Five residential neighborhoods
- Dedication of 144-acres of off-site open space



# 01/15/13 Study Session Recap:

## PC Comments

22

- Concern regarding relocation of the Purdue Road project entryway to Deerwood Road and its impact on the neighborhood and traffic.
- Concern with the project density; consider reduction in total housing units.
- Impact to school capacity.
- Adequacy of size for house of worship parcel.
- Information on affordable housing commitment.

# Architectural Review Board (ARB), February 2013 to August 2013

23

- Project presented to the Architectural Review Board at seven meetings between February and August 2013.
  - ▣ Reduced overall residential unit count from 751 to 740.
  - ▣ Increased the number of single-family large lots, reducing smaller lots.
  - ▣ Additional trail connections throughout the project.
  - ▣ Revised landscape plans.
  - ▣ Modified home placements on certain lots.
- Recommending Project Architectural Review Approval to PC

# Parks and Community Services Commission (PCSC) Meetings

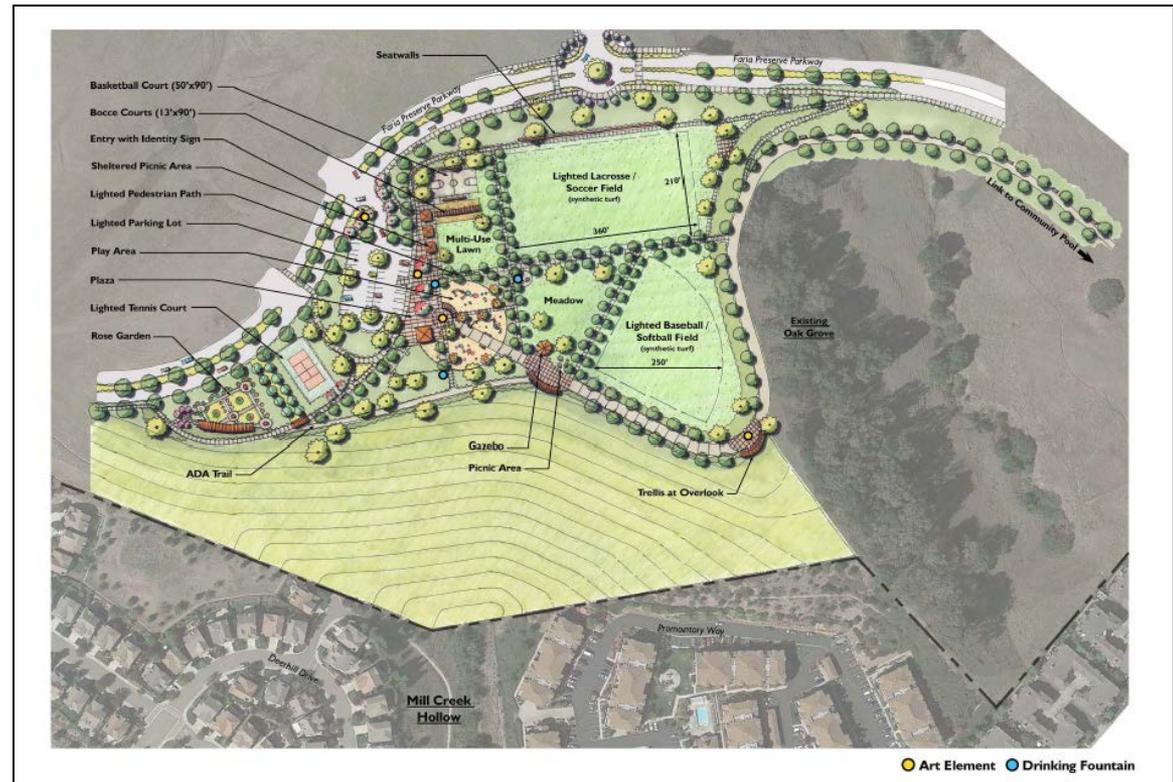
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- PCSC presentations of Faria Preserve Park on May 8, July 18, August 14, and September 11, 2013.
  - ▣ Discussion on proposed park amenities, including lit ball fields for night time use.
  - ▣ Discussion on park requirements per the NWSP.
- Recommending Park Design Approval to PC, with condition to review hours of operation of sport field lights prior to use.

# Faria Preserve Park Proposal

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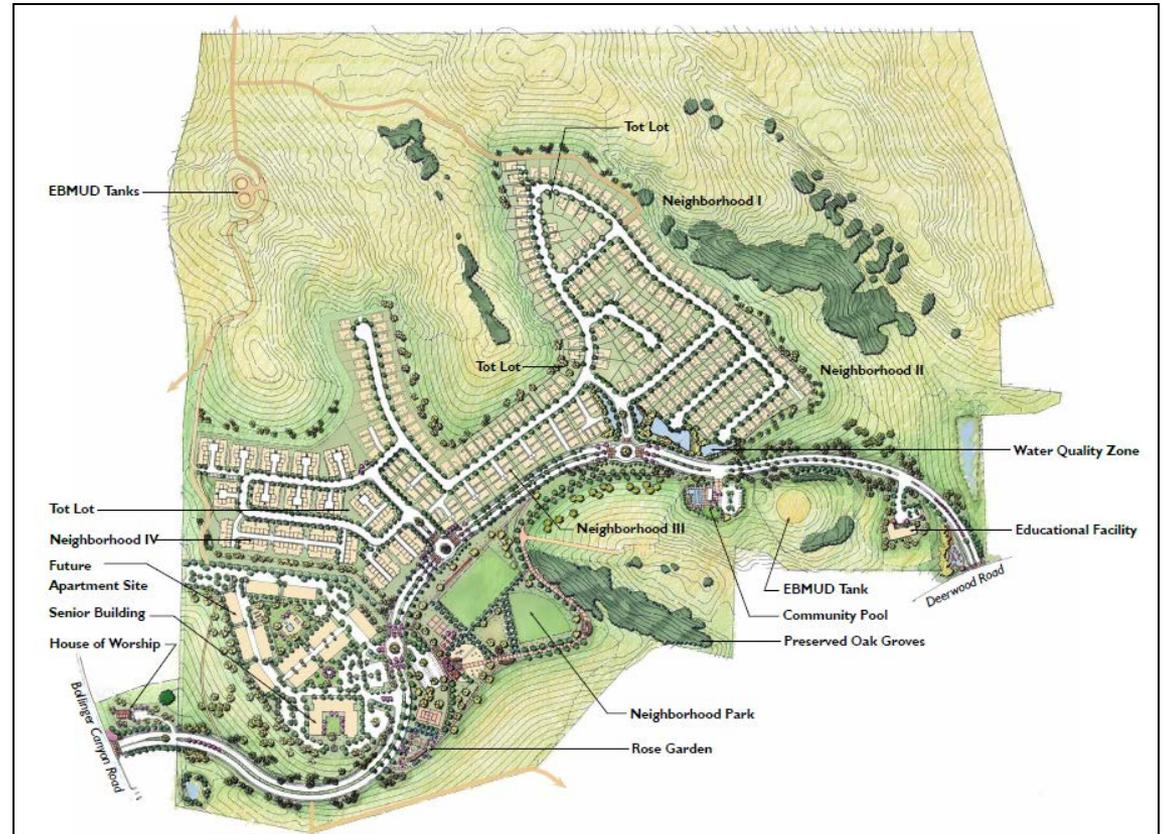
- 12.7-acre park
  - ▣ Basketball Court
  - ▣ Bocce Ball Court
  - ▣ Tennis Court
  - ▣ Play Structure
  - ▣ Lighted Soccer/Lacrosse Field
  - ▣ Lighted Baseball/Softball Field
  - ▣ Pedestrian Trails
- 0.5-acre rose garden



# 2013 Current Project Proposal

26

- Total 740 units (65-acres)
- 223-acres of non-residential public facilities and open space
  - 12.7-acre park
  - 0.5-acre rose garden
  - 1.6-acre educational site
  - 1-acre church parcel
- Five residential neighborhoods
- Dedication of 144-acres of off-site open space
- 78% of Project area as public amenities/open space to 22% as development area.



# Current Project Proposal

27

- Neighborhood I: 121 SFDU, 50' x 100' lots.
- Neighborhood II: 72 SFDU, 46' x 70' lots.
- Neighborhood III: 63 SFDU, 35' x 65' lots.
- Neighborhood IV: 104 Attached 3-story Townhomes and 78 condominium units.
- Neighborhood V: 86 Senior Apartments, 216 Apartments.

# Faria Preserve Affordable Housing Commitment

28

- Applicant committing to provide 226 units (30.5% of total units) as affordable

Unit Types	Very Low	Low	Moderate	Total Affordable Units
Senior-Restricted Rental Apartments	17	69	0	<b>86</b>
Rental Apartments (Non-Age Restricted)	43	0	69	<b>112</b>
Secondary Dwelling Units OR For-Sale Housing Units (Within Neighborhoods I to IV)	15	13	0	<b>28</b>
<b>Total Affordable Units</b>	<b>75</b>	<b>82</b>	<b>69</b>	<b>226</b>
Percentage of the Total Affordable Units	33.29%	36.3%	30.5%	
Percentage of Affordable Units in Proposed 740-Unit Project				<b>30.5%</b>

# 2013 Project Review Requirement

29

- Conformance with the NWSP/GP
  - ▣ Development standards such as lot size, density, height, adequacy of parking, etc.
  - ▣ Ridgeline, Creek, and Hillside policies
- Meeting required findings for DPA and AR applications.
- Analysis of environmental impacts associated with proposed project.

# Next Steps

30

- Open the Public Hearing
- Take Public Testimony
- Provide Comments and Direction to Staff
- Continue the Public Hearing to Date-Certain



2013

# FARIA PRESERVE PROJECT

(END)

Planning Commission Public Hearing  
November 19, 2013