



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
December 17, 2013

Application Requests

2

- Major Subdivision (MJ 12-900-002 for VTM 9342) for the subdivision of five residential neighborhoods totaling 740 dwelling units and associated parcels including 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) for four residential neighborhoods and community facilities such as the park, rose garden, community pool, and open space.

Application Requests (cont.)

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- 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 AR applications do not include a development plan for the house of worship site, educational facility site, or the Neighborhood V apartment site and will be reviewed at the time of their proposed development.

Environmental Review and Public Hearing Notice

4

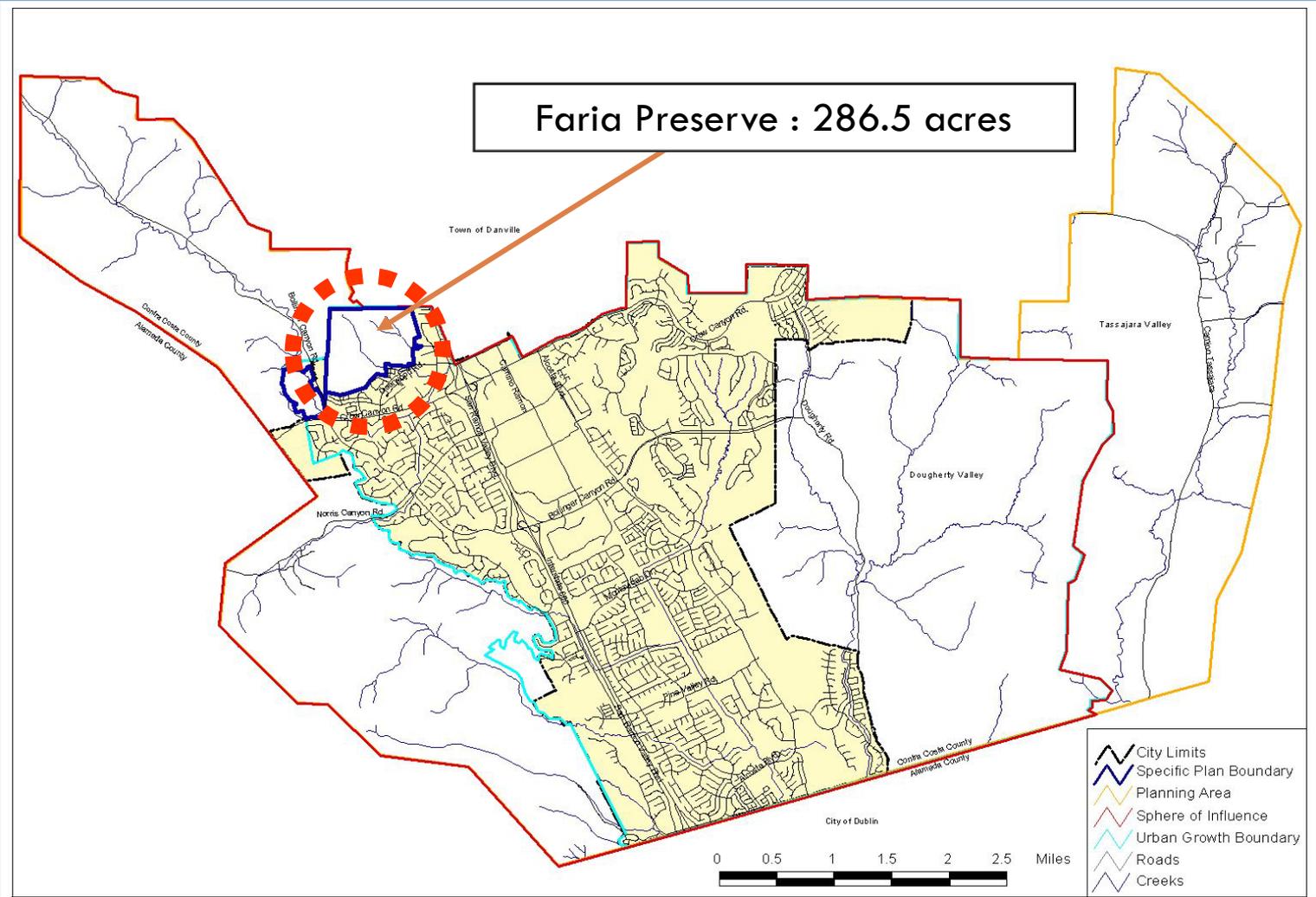
- Environmental Document: Preparation of the Faria Preserve Community Initial Study/Mitigated Negative Declaration (IS/MND) completed. Public review period from December 6, 2013 to January 6, 2014.
- Public Hearing Notice: Notice of the public hearing and availability of IS/MND sent to all property owners within 1,000' 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.

Goal of 2nd Public Hearing

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- Staff presentation of the development plan amendment, subdivision, architectural review, and initial study applications.
- Environmental consultant's presentation of the IS/MND.
- Applicant's presentation of proposed project.
- Receive Planning Commission and public comments.
- Continue public hearing to date-certain to allow further discussion of project.

Project Area



GP and Northwest Specific Plan

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- GP 2020, voter-approved in March 2002.
 - Established the 354-acre NWSP area
 - Established land use framework for NWSP
 - 786-housing unit limit for the 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)

Project History

- 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.
 - Four residential neighborhoods
 - 12.7-acre park
 - 0.5-acre rose garden
 - 1.6-acre educational site
 - Up to 6-acre house of worship
 - Dedication of 144-acres of off-site open space

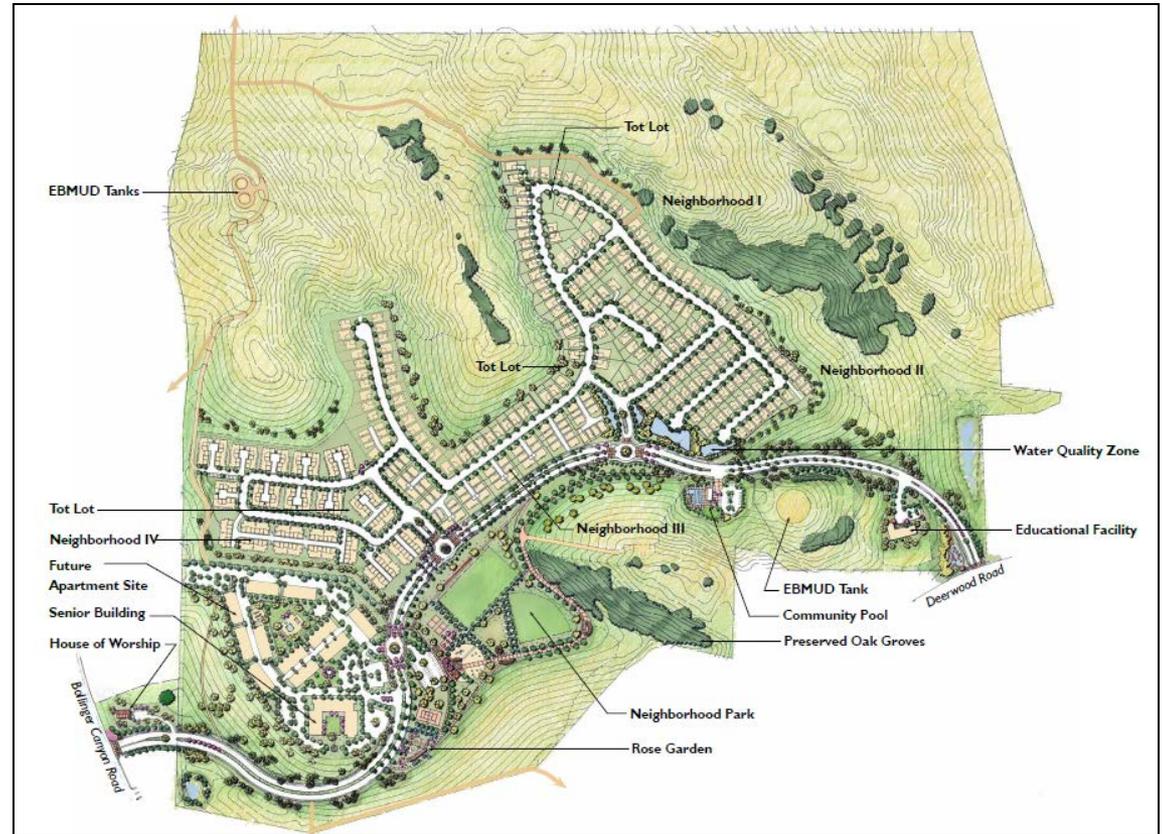
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Proposed VTM, DPA, and AR

2013 Current Project Proposal

10

- Total 740 units (on 65-acres)
- 223-acres of non-residential public facilities and open space
 - 12.9-acre park
 - 0.7-acre rose garden
 - 2.6-acre educational site
 - 1.5-acre church parcel
- Subdivision of 5 residential neighborhoods
- Dedication of 144-acres of off-site open space
- 77% of Project area as public amenities/open space to 23% as development area.



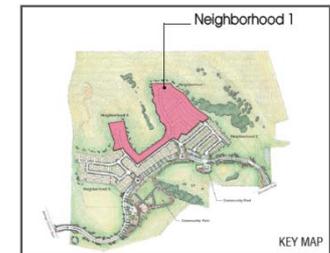
Neighborhood I

11

- 22.3-acres
- Approx. 5.4 du/acre
- Lot size: 50' x 100' min.
- 121 single-family detached units
 - 2,797 SF to 3,354 SF
 - Two-story
 - Up to four bedrooms
 - 2-car garage
- Two tot lots
- Meets NWSP Development Standards
 - Lot
 - Setbacks
 - Height
 - Parking



Neighborhood Site Plan



Neighborhood II

12

- 10.1-acres
- Approx. 7.1 du/acre
- Lot size: 46' x 70' min.
- 72 single-family detached units
 - 2,258 SF to 2,384 SF
 - Two-story
 - Up to four bedrooms
 - 2-car garage
- Meets NWSP Development Standards
 - Lot
 - Setbacks
 - Height
 - Parking



Neighborhood Site Plan

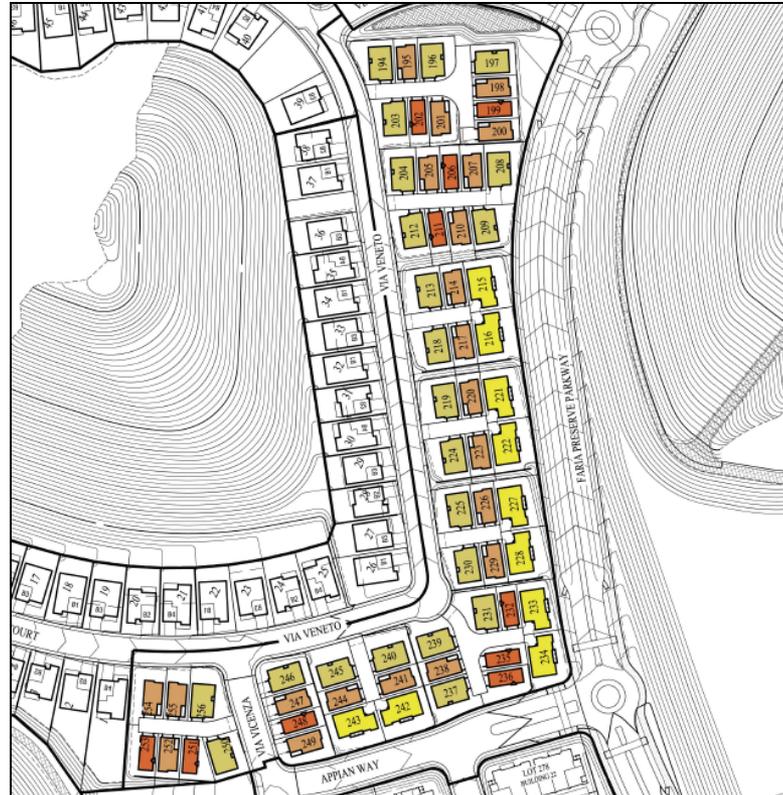


Typical Cross Section

Neighborhood III

13

- 6.2-acres
- Approx. 10.1 du/acre
- Lot size: 35' x 65' min.
- 63 single-family detached units
 - 1,862 SF to 2,588 SF
 - Two- and Three-story
 - Up to four bedrooms
 - 2-car garage
- Meets NWSP Development Standards
 - Lot
 - Setbacks
 - Height
 - Parking



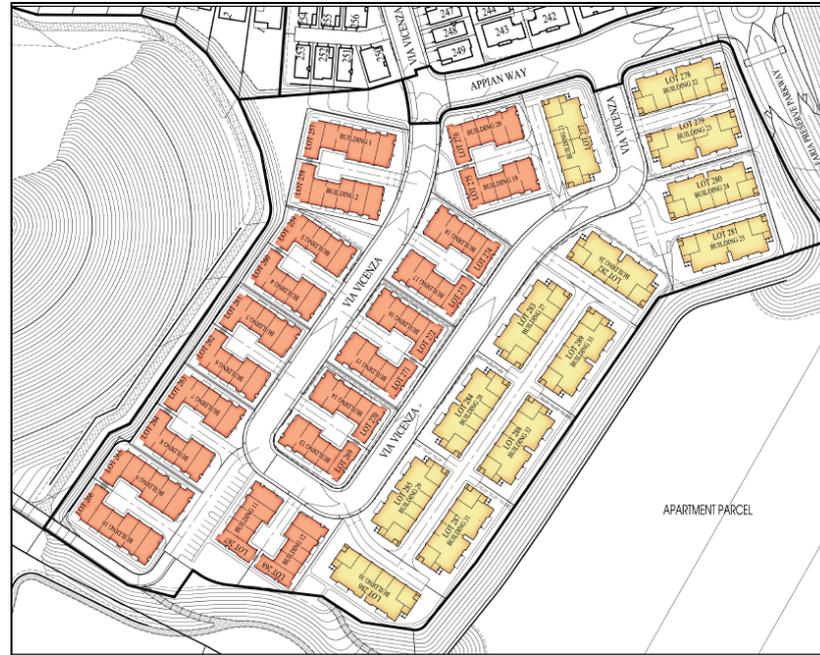
Neighborhood
Site Plan



Neighborhood IV A

14

- 6.7-acres
- Approx. 15.5 du/acre
- 104 townhome units
 - 1,742 SF to 2,347 SF
 - Three-story
 - Up to four bedrooms
 - 2-car garage
- Meets NWSP Development Standards
 - Lot
 - Setbacks
 - Height
 - Parking



Neighborhood Site Plan



Neighborhood IV B

15

- 6.9-acres
- Approx. 11.3 du/acre
- 78 condominium units
 - 1,573 SF to 1,880 SF
 - Two-story
 - Up to three bedrooms
 - 2-car garage
- Meets NWSP Development Standards
 - Lot
 - Setbacks
 - Height
 - Parking



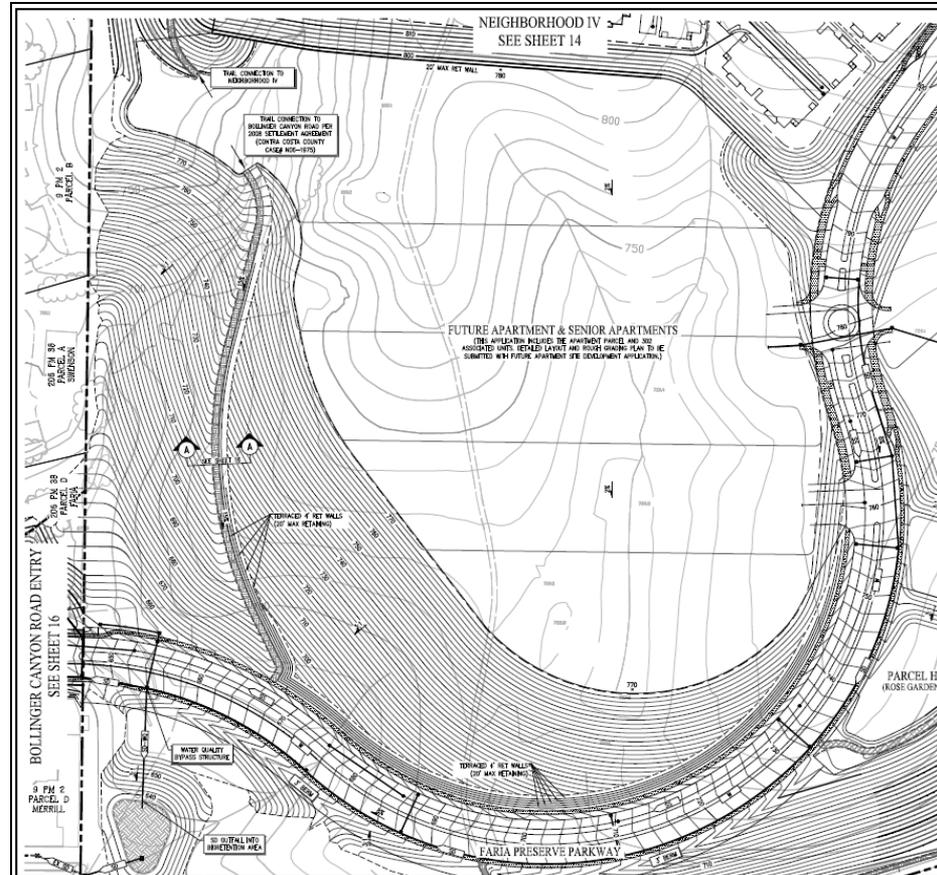
Neighborhood
Site Plan



Neighborhood V

16

- 12.6-acres
- Approx. 24 du/acre
- 216 rental apartment units
- 86 senior rental apartment units
- East of Faria Preserve Park and Rose Garden, south of Neighborhood IV



Project Proposal Summary

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- 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 A: 104 Attached 3-Story Townhomes
- Neighborhood IV B: 78 Attached 2-Story Condominium Units.
- Neighborhood V: 86 Senior Apartments, 216 Rental Apartments.
- TOTAL: 740 Dwelling Units

Architecture: Neighborhood I & II

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Neighborhood I

- Four Floor Plans
- 12 Elevation Variations



Neighborhood II

- Three Floor Plans
- 9 Elevation Variations

Architecture: Neighborhood III

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Neighborhood III

- Four Floor Plans
- 12 Elevation Variations



Architecture: Neighborhood IV A & IV B

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Neighborhood IV A

- Four Floor Plans
- 3 Elevation Variations
- 20 buildings



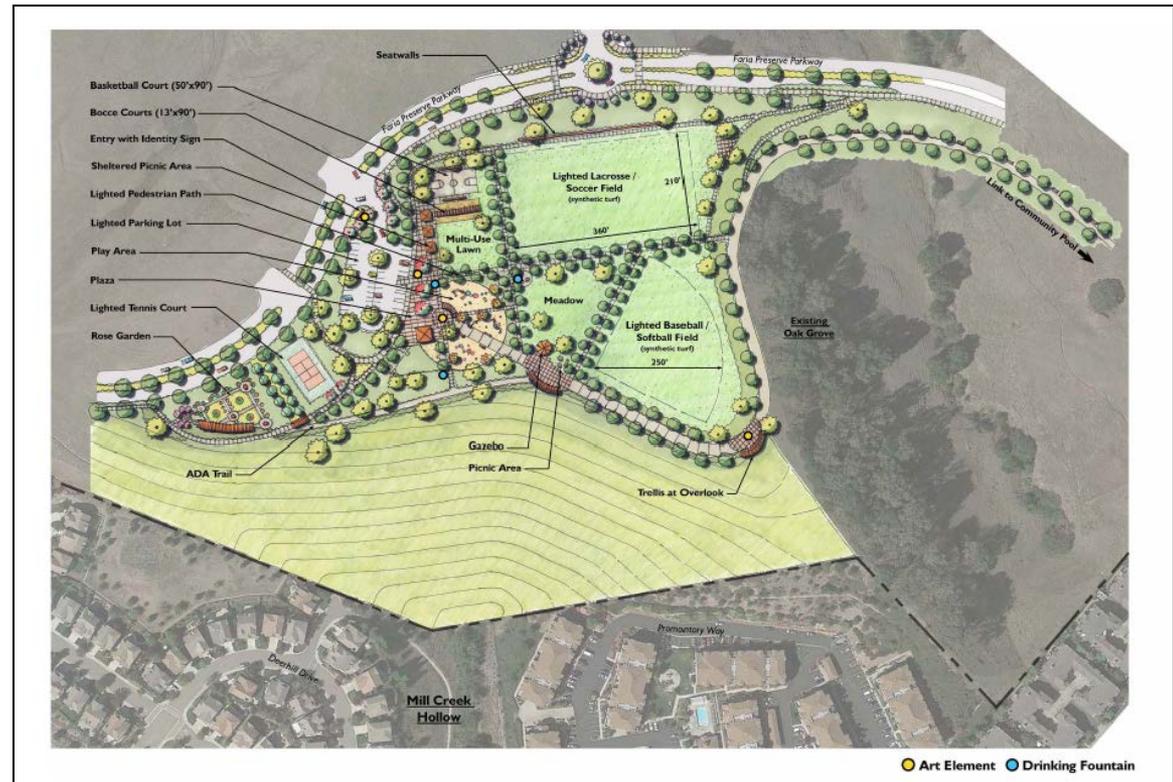
Neighborhood IV B

- Five Floor Plans
- 3 Elevation Variations
- 13 buildings

Faria Preserve Park & Rose Garden Proposal

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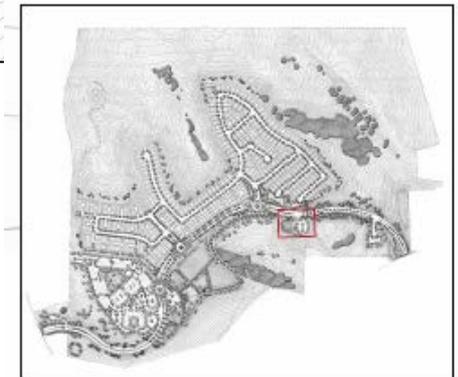
- 12.9-acre park
 - Basketball Court
 - Bocce Ball Court
 - Tennis Court
 - Play Structure
 - Lighted Soccer/Lacrosse Field
 - Lighted Baseball/Softball Field
 - Pedestrian Trails
- 0.7-acre rose garden



Faria Community Pool

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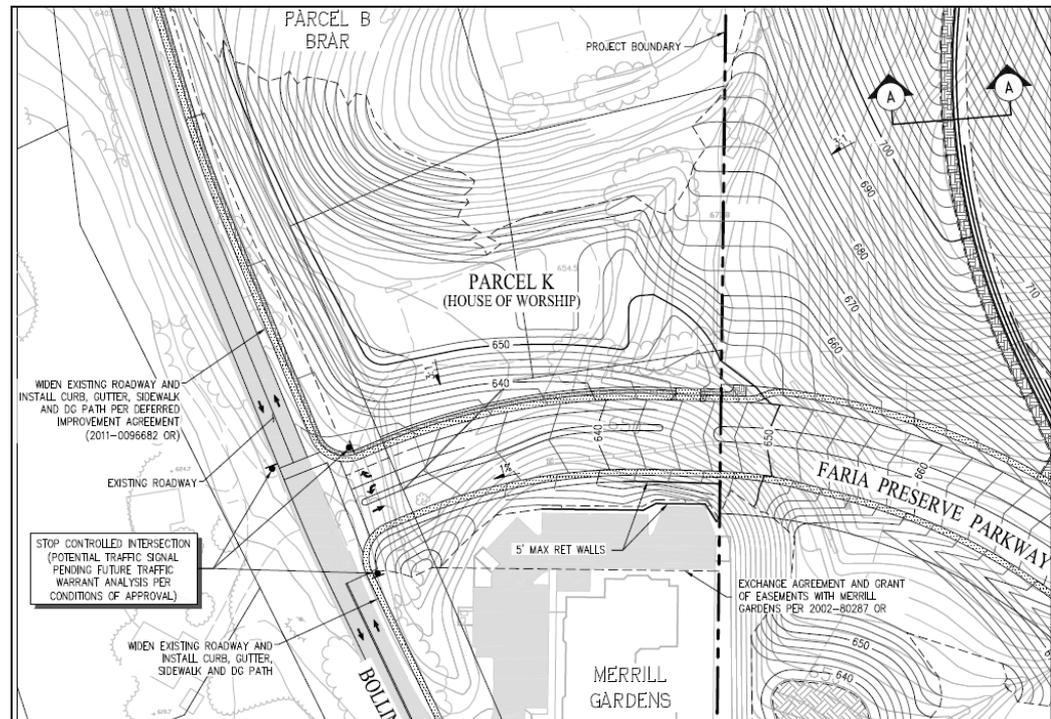
- 1.4-Acres
- Pool Building
 - Men's/Women's Changing Room
 - Cover BBQ Area
- Six Lane Pool
- Volleyball Court/Lawn
- Firepit and Patio Seating
- 34 Space Parking Lot



House of Worship Site

23

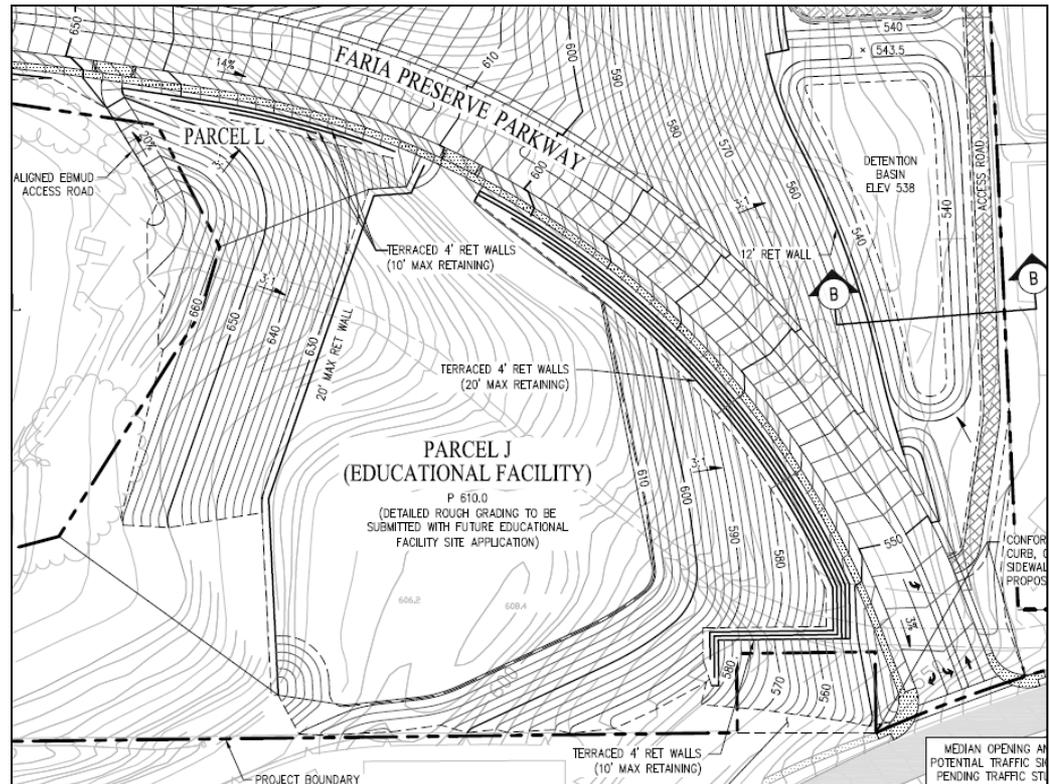
- 1.5-Acres
- Adjacent to Bollinger Canyon Road entrance, north of existing Merrill Gardens Senior Residential Facility
- Driveway entry along Faria Preserve Parkway
- FAR 0.35



Educational Facility Site

24

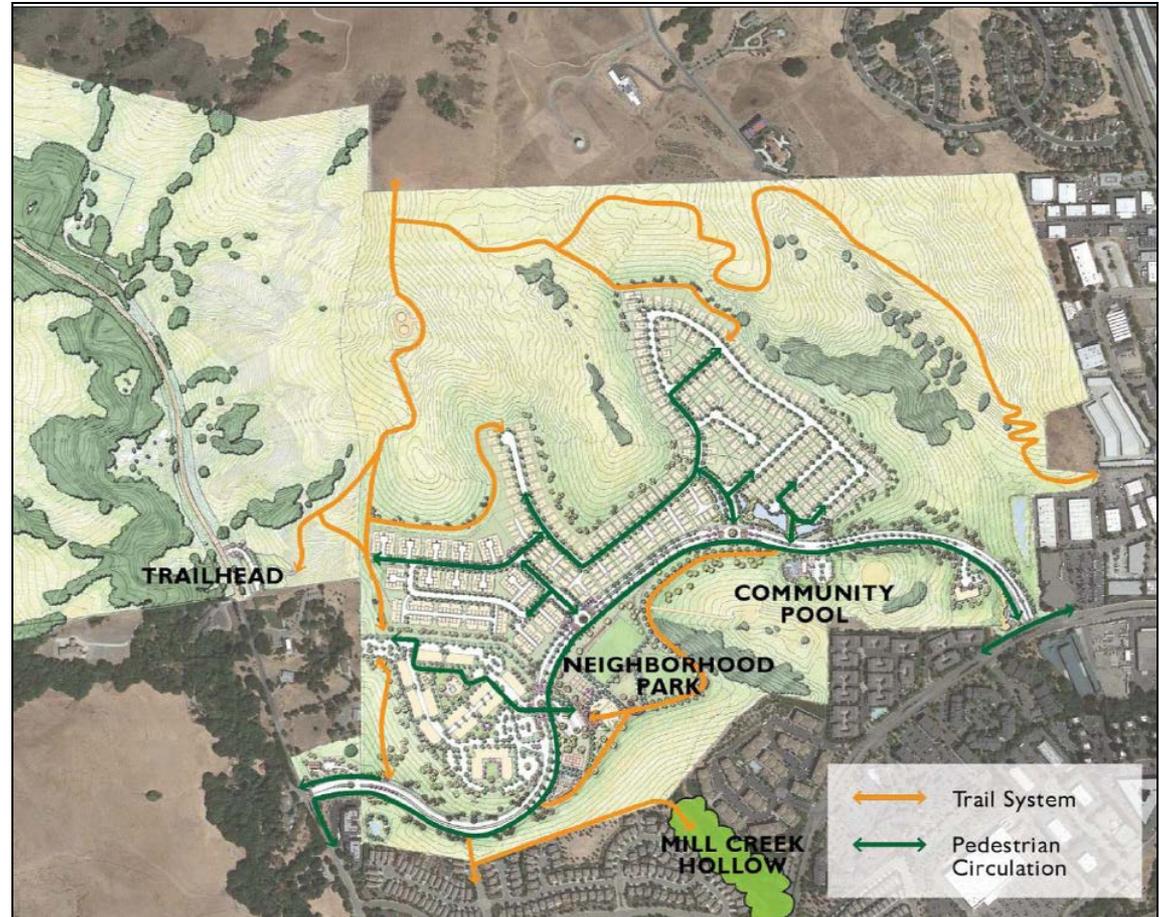
- 2.6-Acres
- Adjacent to Deerwood Road entrance, south of Faria Preserve Parkway
- FAR 0.35



Faria Preserve Open Space and Trails

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- 188-acres of permanent open space within the Project Area
- 4.6-acres of trails within the open space
- Trailhead staging area
- 144-acres of permanent open space located west of the Project Area on both sides of Bollinger Canyon Road.



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Specific Project Components

Faria Preserve Affordable Housing Commitment

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- Applicant committing to provide 226 units (30.5% of total units) as affordable, minimum 50 years

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

Faria Traffic and Circulation

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- New collector road—Faria Preserve Parkway
- Proposed connections at Bollinger Canyon Rd. and Deerwood Rd.
- Estimated 6,429 new daily vehicle trips
- Traffic Study prepared, August 2013
 - ▣ Existing No Project
 - ▣ Existing Plus Project
 - ▣ Cumulative No Project
 - ▣ Cumulative Plus Project: Mitigation Required
- 12 Study Intersections, Including Deerwood Entrance



Faria Traffic and Circulation (cont.)

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- Unsignalized intersection at Deerwood Rd./Omega Rd. impacted under Cumulative Plus Project Condition.
- To reduce the traffic delay to less than significant, Applicant would pay to install a traffic signal.
- Vehicle queuing impacted at SRVB and Deerwood Rd.
- Mitigated by installing dual left turn lanes on northbound approach and increasing length of eastbound left turn lane.
- Install traffic signal at the Project entrance on Deerwood Road.

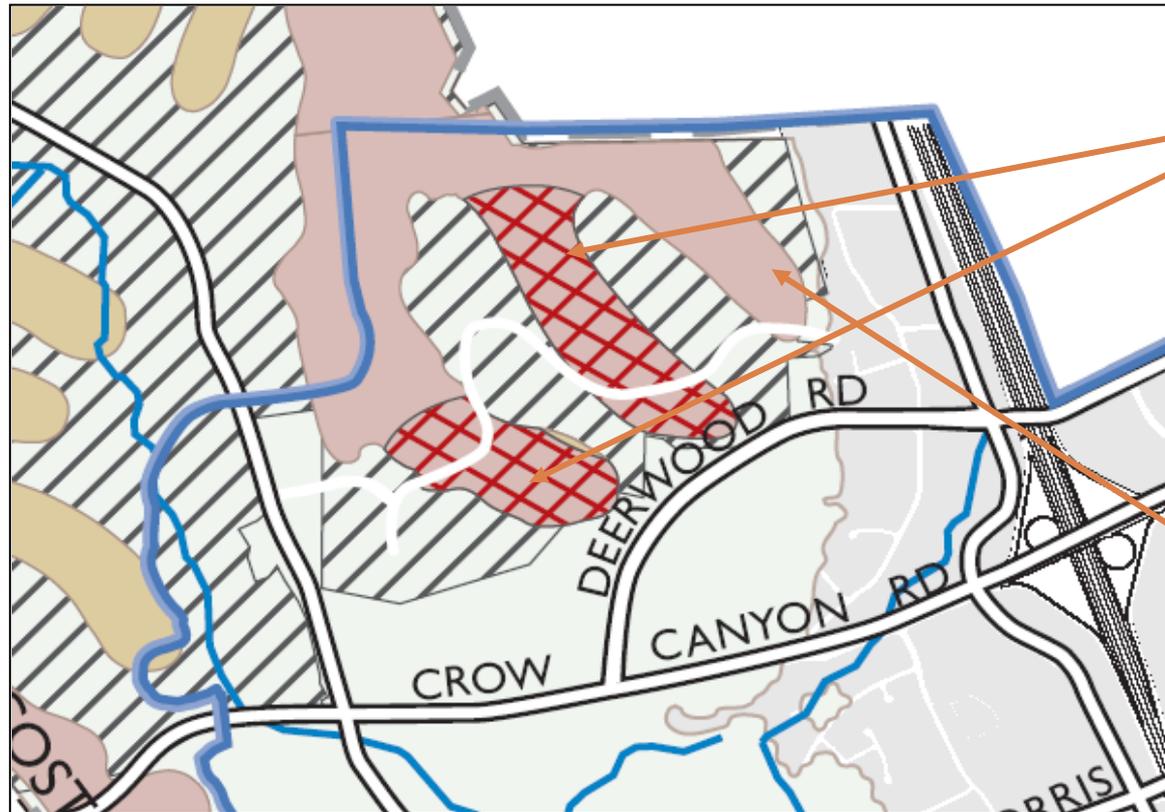


Resource Conservation and Ordinance 197

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- Voter Approval of GP 2020
 - ▣ Figure 8-3 “Ridgelines, Viewsheds, and Resource Conservation Zone”
 - ▣ Two of three ridgelines in NWSP to be graded.
- Application of Ord. 197’s slope-density formula permits overall development of up to 910 residential units.
- Proposed project consistent with GP and NWSP Resource Conservation policies.

GP 2020 Figure 8-3



Two major ridgelines may be altered by grading

Ridgeline Protection Zone

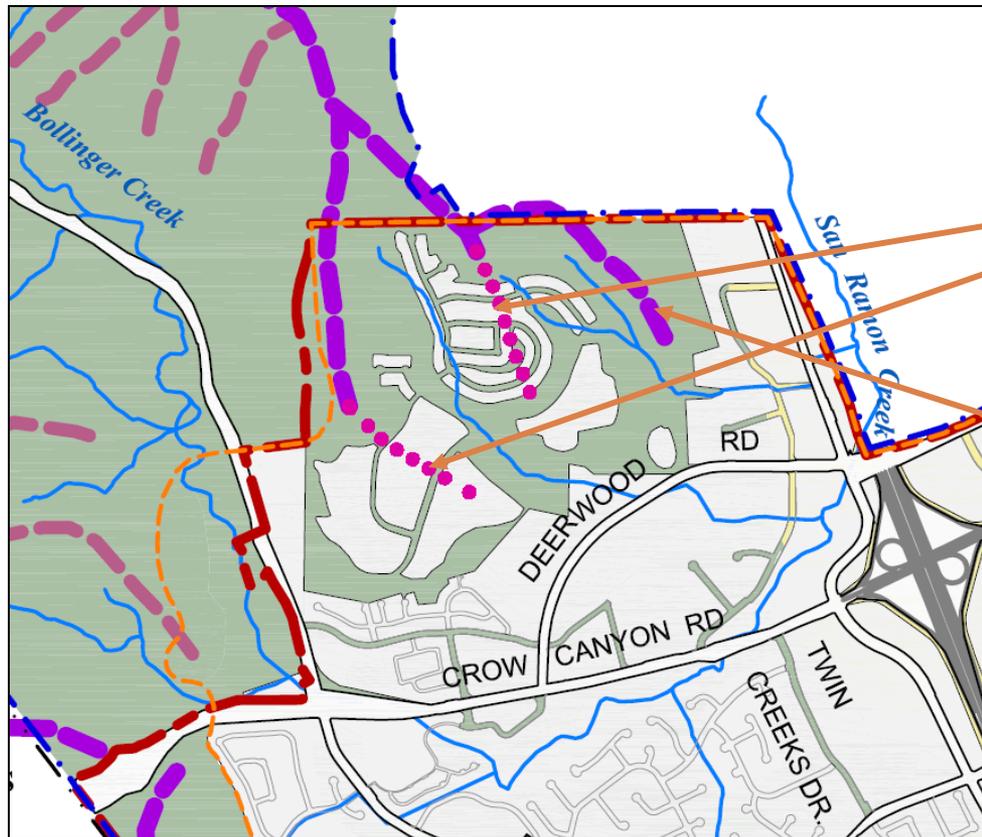
Major Ridgeline
Protection Zone 100 feet

Minor Ridgeline
Protection Zone 50 feet¹



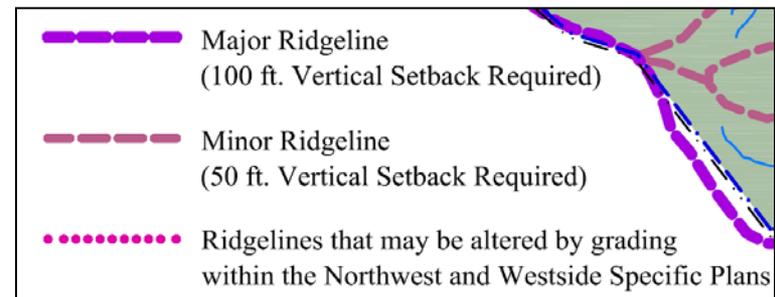
Ridgelines that may be Altered by Grading
within the Northwest Specific Plan Area or
on the Westside

GP 2030 Figure 8-3



**Two major
ridgelines may
be altered by
grading**

**Protected
Ridgeline**



Project Review Requirement

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- Conformance with the NWSP/GP
 - ▣ Development standards such as lot size, density, height, adequacy of parking, etc.
 - ▣ Ridgeline, Creek, and Hillside policies
- Meet required findings for DPA, VTM, and AR applications.
- Compliance with CEQA

Next Steps

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- 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
December 17, 2013