

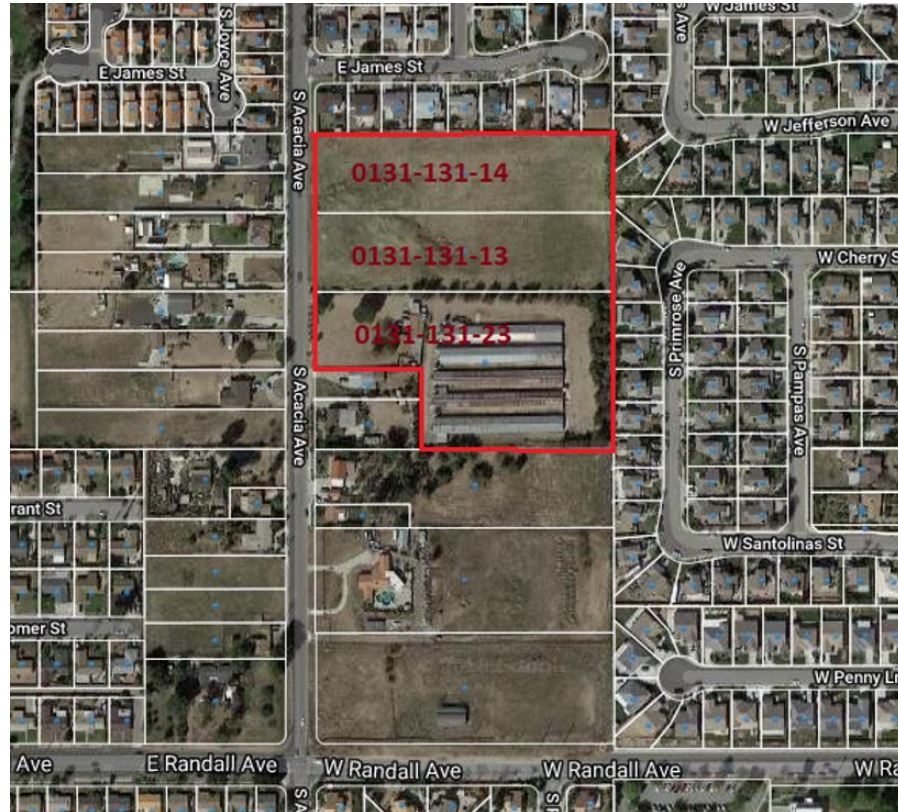
Allegro

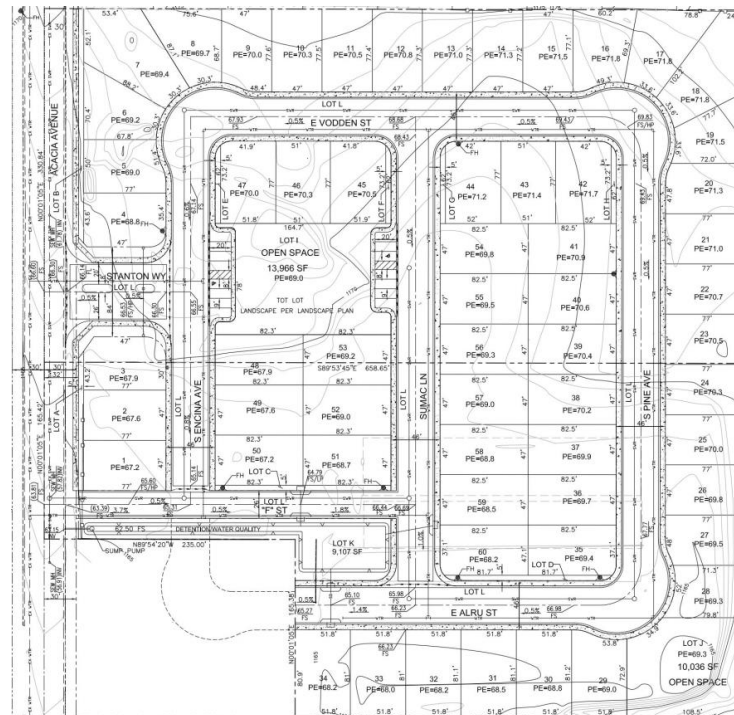
Asian Pacific, Inc.

General Plan Amendment No. 2019-0007
Zone Change No. 2019-0005
Tentative Tract Map No. 2019-0004 (TTM 20237)
Environmental Assessment Review No. 2019-0082

Project Site

- Three (3) parcels – 9.03 gross acres (8.67 net acres)
- East side of Acacia Avenue approximately 775 feet north of Randall Avenue
- South Parcel: Residential 2 with Animal Overlay | North Parcels: Residential 6
- South Parcel: Agricultural (A-1) | North Parcels: Single-Family Residential (R-1C)

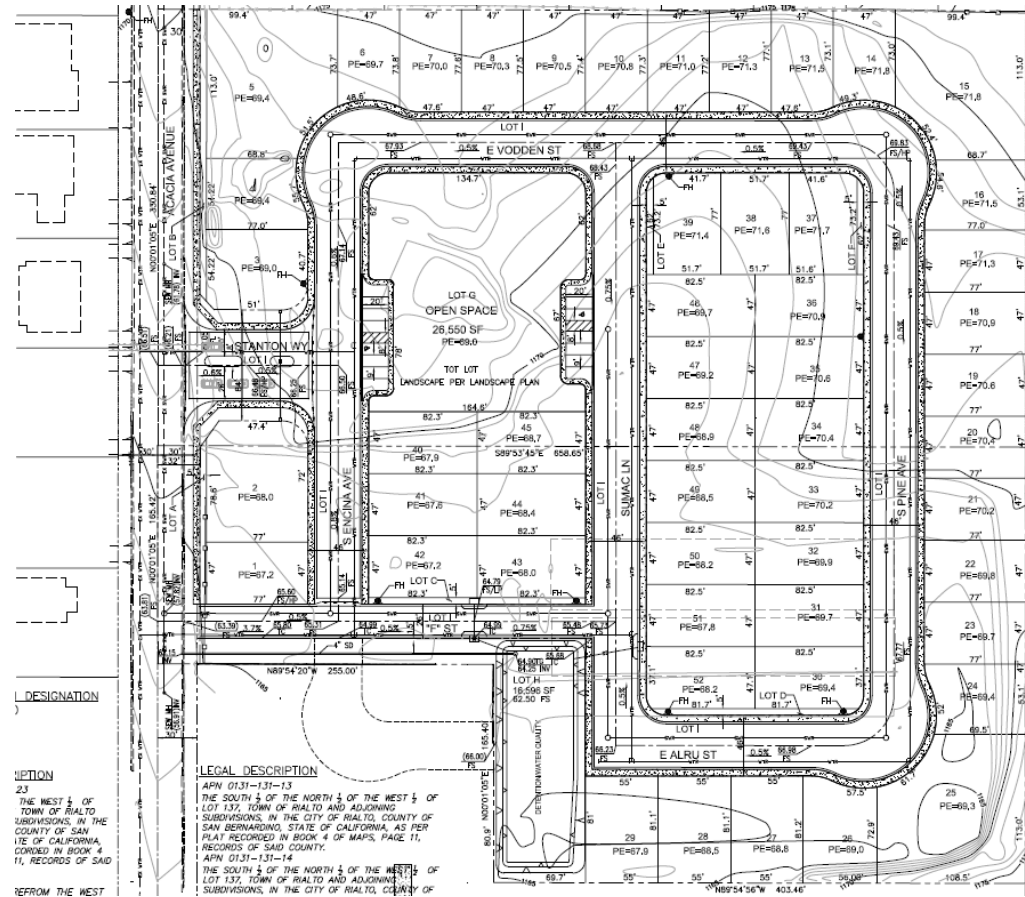




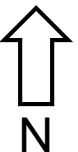


Revised Proposal

- **Private Residential Neighborhood**
- **Gated & HOA maintained**
- **52 Detached Single-Family Dwellings**
- **5.99 dwelling units per acre**
- **Common Open Space = 26,550sf**
- **4 lots dedicated to single-story product**
- **Full access driveway relocated 6 feet south to align the exit lane with an existing driveway across the street**



- [illegible]



Residential 2 with an Animal Overlay
 Residential 6
 Residential 12
 Not Within Jurisdiction



Zone Change

- Project site contains Agricultural (A-1) and Single-Family Residential (R-1C) zoning designations
- Change the zoning designation to Multi-Family Residential (R-3)

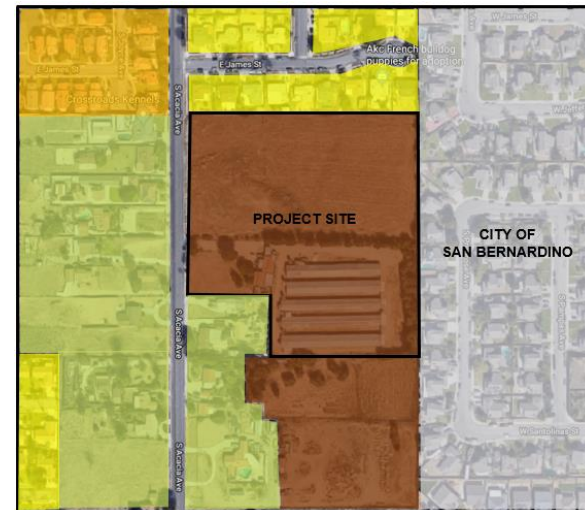
Existing Zoning








Zoning Legend:

-  A-1 (Agricultural)
-  R-1C (Single-Family Residential)
-  PRD-D (Planned Residential Development Detached)
-  R-3 (Multi-Family Residential)
-  Not Within Jurisdiction

Proposed Zoning



Zoning Legend:

-  A-1 (Agricultural)
-  R-1C (Single-Family Residential)
-  PRD-D (Planned Residential Development Detached)
-  R-3 (Multi-Family Residential)
-  Not Within Jurisdiction

Fiscal Analysis

- **Approximately \$1,653,500 in one-time fees**

Fee	Capital	Operating	Total
Development Impact Fees	\$1,352,000	-	\$1,352,000
Building Plan Check / Permit Fees	-	\$170,000	\$170,000
Planning Fees	-	\$16,500	\$16,500
Engineering Plan Check / Permit Fees	-	\$115,000	\$115,000
One Time Fee Revenues	\$1,352,000	\$301,500	\$1,653,500

- **Fiscal Impact Analysis prepared for the project by Stanley R. Hoffman Associates, Inc.:**
 - **\$280 annual deficit per residential unit**
- **Applicant agreed to increase the CFD assessment to \$302 per residential unit annually.**
- **Fiscal Impact Analysis determined that 66.0% of the project operational costs derive from Public Safety services.**

Environmental Assessment Review

- **A Mitigated Negative Declaration was prepared for 60 dwelling units**
- **20-day public comment period – June 20, 2019 to July 9, 2019**
- **One (1) opposition letter received – Concerned about traffic, noise, and schools**
- **A 90 day Native American Consultation period was held pursuant to SB 18 & AB 52.**
- **The Planning Division conducted formal consultation on the project with the Kizh Nation on May 9, 2019.**
- **A Consistency Analysis Memorandum was prepared for the current 52 dwelling unit proposal**
- **The Mitigated Negative Declaration and the associated Consistency Analysis Memorandum satisfy the requirements of CEQA and no further environmental review is required**

Committees, Commissions, and Meetings

- **Neighborhood Meeting – January 21, 2020**
 - **Morris Elementary School**
 - **Notified 93 property owners**
 - **7 residents attended**
 - **Concerns included: Density, Traffic, and Light Glare**

- **Economic Development Committee (EDC) – January 29, 2020**
 - **Expressed support**
 - **Directed staff to ensure implementation of CFD with \$302 per unit assessment**

- **Planning Commission – February 26, 2020**
 - **Voted 6-0 (1 absence) to recommend approval to the City Council**

Recommendation

- **Staff and the Planning Commission recommend that the City Council approve:**
 - **Mitigated Negative Declaration (EAR No. 2019-0082),**
 - **General Plan Amendment No. 2019-0007,**
 - **Zone Change No. 2019-0005, and**
 - **Tentative Tract Map No. 2019-0004**