

**CITY COUNCIL MEETING  
TUESDAY, JANUARY 21, 2020**

**PRESENTATIONS**

## **ITEM 14 – PH 20-002**

**HUNTWOOD TOWNHOMES: CITY COUNCIL CALL UP OF THE PLANNING COMMISSION'S DENIAL ON OCTOBER 24, 2019 AND THE APPROVAL OF A RESOLUTION TO SUBDIVIDE A 1.21-ACRE SITE INTO 18 PARCELS TO ALLOW THE CONSTRUCTION OF 14 TOWNHOMES WITH COMMON OPEN SPACE AREAS AND RELATED SITE IMPROVEMENTS AT 28538 HUNTWOOD AVENUE (APN 465-0025-005-03) REQUIRING APPROVAL OF A VESTING TENTATIVE TRACT MAP AND SITE PLAN REVIEW. APPLICATION NO. 201705535 BY JAMES CHAO (APPLICANT) ON BEHALF OF ZHONG YIN LIU (OWNER)**



# Huntwood Townhomes

City Council  
January 21, 2020

# Introduction

**Applicant:** James Chao

**Owner:** Zhong Yin Liu

**Vesting Tentative Map and SPR for construction of 14 townhomes**

- Project site has a long history
- Planning Commission voted to deny application based on several findings for denial
- City Council Call Up in November 2019



# Existing Site Conditions

- ❖ 1.2-acre undeveloped site
- ❖ Tennyson/Alquire Neighborhood
- ❖ Surrounded by single and multi-family residential development
- ❖ RM Zoning District and MDR GP land use designation





# Land Use Compatibility

- ❖ Infill development
- ❖ Surrounded by mix of residential uses
- ❖ Fire Station #7 and Tennyson Park nearby

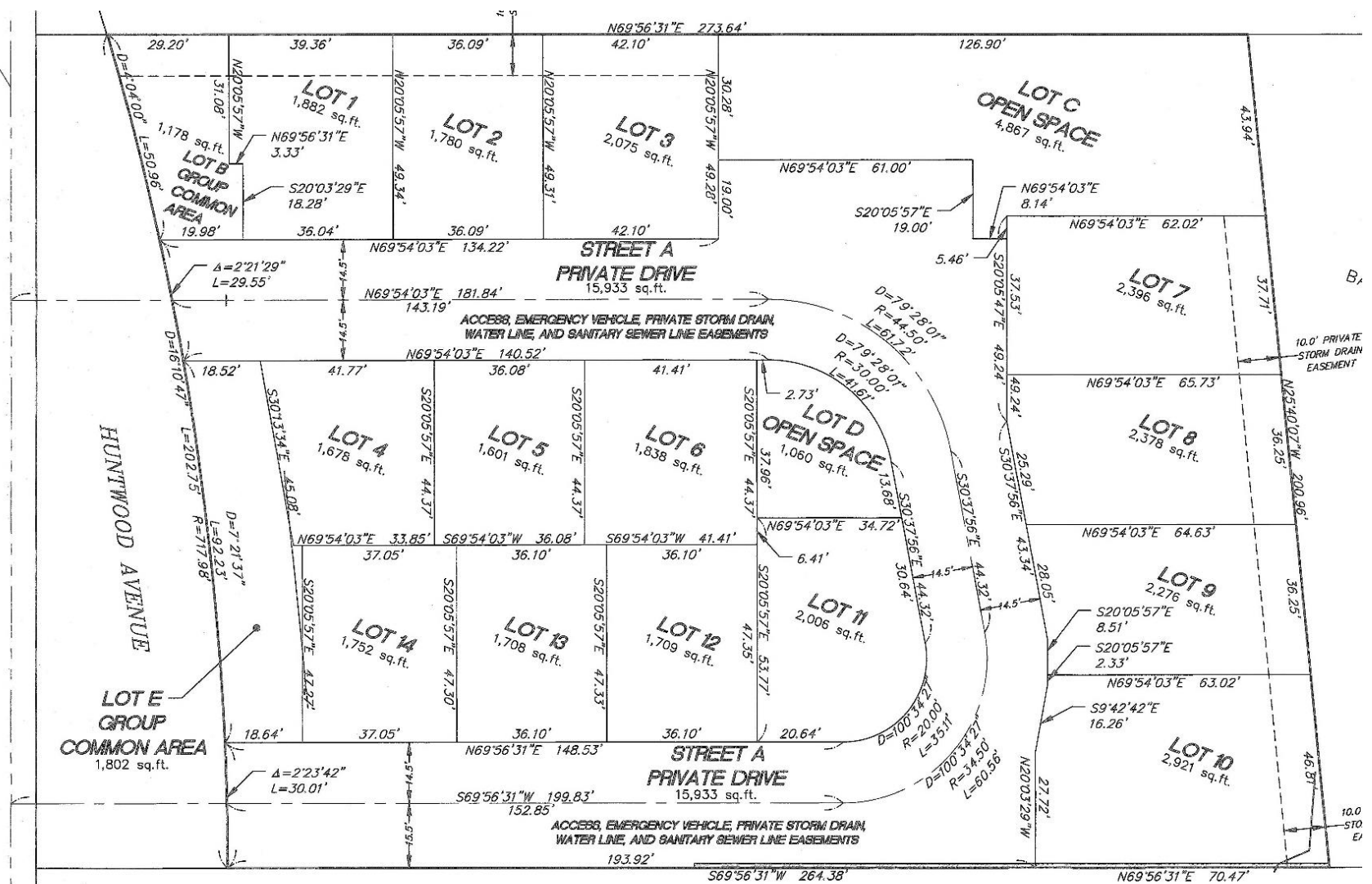






# New Site Layout

- ❖ Looped private street system and utilities
- ❖ Improved circulation and layout
- ❖ One affordable unit (Lot 10)



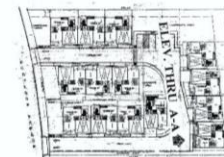
MAP OF EDEN ACRES





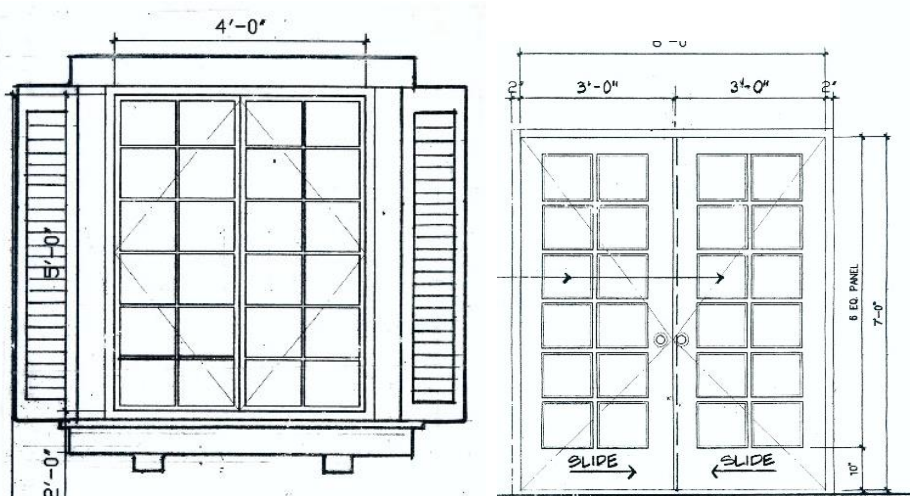
**ELEVATION THRU A-A**

SCALE: 1/8" = 1'-0"



**ELEVATION THRU B-B**

SCALE: 1/8" = 1'-0"



Architecture

<b>Development Standard</b>	<b>HMC Requirement</b>	<b>Proposed Project</b>
Min. Lot Size	Consistent w/ bldg. footprint	Consistent w/ bldg. footprint
Max. Lot Coverage	40%	33%
Min. Front Yard Setback (Perimeter)	20 ft.	20 ft.
Min. Side Yard Setback (Perimeter)	10 ft.	10 ft.
Min. Rear Yard Setback (Perimeter)	20 ft.	20 ft.
Max. Bldg. Height	40 ft.	24 ft.
Parking	14 covered / 16 uncovered	28 covered / 5 uncovered
Open Space	4,900 sq. ft.	10,582 sq. ft.
Affordable Housing	On-site unit or in-lieu fee	1 Unit (Lot 10) and In-Lieu Fee

# Zoning Regulations

# Planning Commission Action

1. March 28, 2019, the Planning Commission meeting
  - ❖ Voted to continued item. Directed staff to return to the Commission with Findings for Denial.
    - The Commission expressed concern with the project related to density, the lack of affordable housing, lack of parking, and emergency vehicle access.
  - ❖ Applicant made several project revisions prior to PC Meeting
2. October 24, 2019, the Planning Commission voted to deny project application
3. November 2019 – City Council Call Up
  - ❖ Applicant made additional project revisions



# Project Revisions

1. Construction of all electric homes; no natural gas installation;
2. All houses will include rooftop solar panels with back-up battery to enable each home to operate off the grid;
3. Installation of an electric vehicle charging station in every garage; and
4. Installation of bicycle racks in the common areas throughout the site.

## Staff Recommendation

- ❖ Approve Vesting Tentative Tract Map No. 8456 and Site Plan Review Application No. 201705535.
- ❖ Staff believes project meets several of the City's goals and policies related to housing, sustainability and the environment.
- ❖ Additional conditions have been added to the draft Resolution to require compliance with commitments included within the updated project application.



Questions?