



STAFF REPORT

Status Report and Direction on Piazza Proposal from San Juan Hills Sub-committee.

Honorable Mayor and Council Members

Since the Council last received a report from the San Juan Hills Sub-committee on March 9, 2004, there have been three meetings between the Sub-committee and Scott Piazza and his team. Based on the Council's March 9th endorsement for the Sub-committee to negotiate with Mr. Piazza, these meetings have addressed the issues that can be expected in any agreement between the Council and the property owner. The purpose of this report is to provide the Council with an interim status of the Sub-committee's dialogue with Mr. Piazza and seek Council comment and direction, as may be appropriate. No action is required.

Proposal and Response

The Sub-committee's discussion to date have surrounded Mr. Piazza's proposal to join four parcels totaling 13 acres into a single plan that would develop two houses (with accessory units) on about 1 acre of land, with the remaining approximately 12 acres dedicated to public or private open space. The subject properties are designated HRO-1 or -2 and are fully subject to both the San Juan Hills Area Plan and the Hillside Road Standards of the Municipal Code. The discussions began with a review of the Council's direction to:

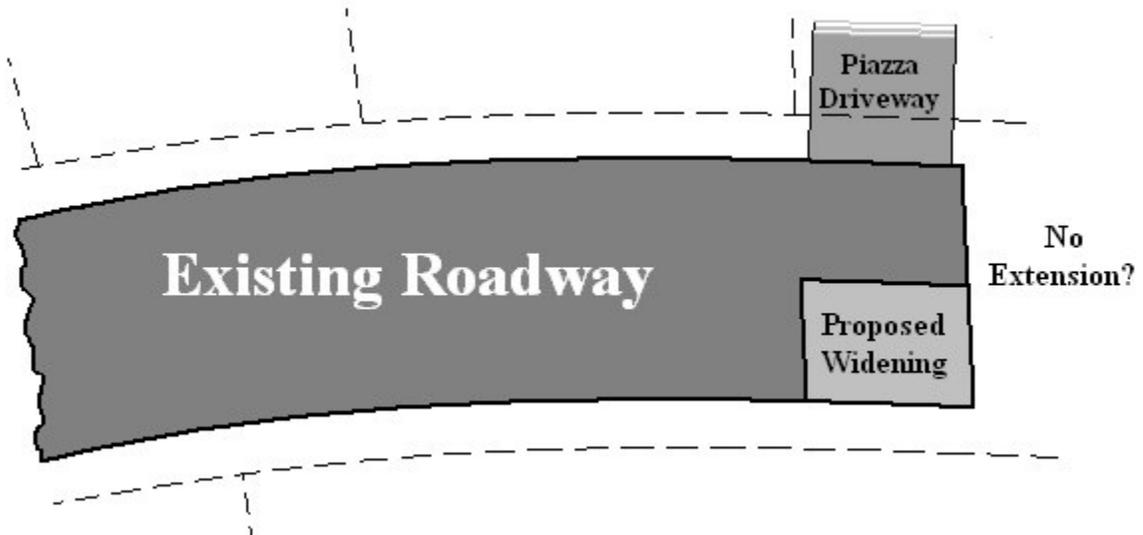
- Maximize open space
- Locate any new development adjacent to existing development
- Assure outstanding site planning and design
- Allow flexibility on floor area limits in exchange for reductions in density
- Allow flexibility in the locations of driveways and roads to minimize impacts
- Have the developer pay the costs associated with processing an alternative agreement.

At the meeting of April 22nd 2004, the dialogue focused on the substantive differences between the proposal and a standard subdivision development, as follows:

Issue	Proposed Comprehensive Plan	Standard Development
Density	Two dwelling units w/ second units would be the maximum allowed development. No additional future subdivision would be possible.	Four or more units w/ second units may be allowed, and future subdivisions would not be precluded.
Site Plan	The location of each dwelling is shown next to existing development. The sizes and heights would be established as part of the agreement.	The location of future buildings could be scattered based on the subdivision. The size and height of dwellings would be subject to individual review.
Open Space	The amount of open space is known (\pm 12 acres) and it is provided as a single, consolidated area. The means for controlling it would be established in the agreement.	The amount of preserved open space could be less and it could be more dispersed, based on the subdivision. The means for controlling open space could be established in future conditions.
Public Services	The proximity of the proposed dwellings to existing development reduces the disruptions needed to provide driveways, erosion controls, storm drains, sewers, and utilities.	The locations of future dwellings may be more dispersed leading to increased construction impacts from driveways, utilities and other public services.
Roadway Extension	No or minimal roadway extensions would be required	Roadway extensions may be required.

With these ideas in mind, the Sub-committee identified the following concerns that it believed would be important to the City:

Roadway Extensions – Avoiding the extension of Lower Lock Road was an important priority for the Sub-committee. Several driveway access schemes were discussed, and it appears that access could be provided without further lengthening of Lower Lock; however, it would have to be widened from one lane to two:



The Sub-committee wishes to confirm with the Council that the widening would not be an ‘extension’ as discussed in the Municipal Code for the Hillside Road Standards. The Sub-committee’s concern is that a road extension for the Piazza project might be viewed as a precedent for other extensions in the San Juan Hills – extensions which could be unlimited in scope.

Staff has investigated the Code and notes that there is no definition for “extension”, except that a detailed Road Improvement Plan is required for improvements to an “unimproved road or road segment”¹ Unimproved roads and road segments are unpaved or paper roads within the San Juan Hills Area; however, nothing in the Municipal Code seems to apply to a road that is paved to half its width. The Council may determine that that the widening is not an extension – or that it is, or make no determination at this time. Based on Council direction, the Sub-committee will proceed in its negotiations.

Secondary Dwelling Units – Each of the two dwellings could have a second unit, which the Sub-committee has determined could result in traffic and other impacts equal to four dwelling units. Mr. Piazza has indicated that the secondary dwelling units are important to the financial success of his project, and that the second unit for the one dwelling he intends to occupy is vital. The Sub-committee would appreciate the Council perspective on having two secondary dwelling units as part of this project.

Completion of Lower Lock Road – The Sub-committee hopes to address the potential for completing Lower Lock Road as part of this project, since Mr. Piazza owns two additional lots on this road, which are not a part of this project. The Sub-committee will be working with Mr. Piazza to seek ways to reduce the possibility that Lower Lock will be built in the future.

Building View and Bulk Impacts – The effect of adding new construction in the San Juan Hills – even if adjacent to existing development – has the potential to affect views from surrounding areas. The Sub-committee has conducted one site visit and has discussed with Mr. Piazza the use of modeling techniques (massing models, story poles, etc.) to better predict the effect of construction on the neighborhood and vicinity. The Council has received a packet of information from Mr. Piazza’s team and may provide comment about concerns it may have regarding view and bulk impacts.

Other issues will likely be raised as the Sub-committee works its way toward a proposal. However, these are the main concerns so far, and the Sub-committee seeks the Council’s endorsement that they continue their work with Mr. Piazza and his team. Staff notes that any comments from the Council must be considered as preliminary since no detailed analysis – such as CEQA-based environmental review – has been conducted, nor any public testimony received.

Fiscal Impact: None at this time.

¹ Section 713.e.3.i.

Recommendation: No action is required. The City Council may provide comment on the information presented to date, as outlined in this report and in exhibits previously mailed by the Piazza team.

Respectfully submitted,

Craig A. Ewing, AICP
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