

NARRATIVE
11/15/2017

FRANKLIN SCHOOL SITE
(Franklin Residential Subdivision)
General plan Amendment (No.16-001)
Zoning Map Amendment (No.16-002)
Environmental Assessment (No.16-002)
Tentative Tract Map (No. 16-032)
Conditional Use Permit (No. 16-031)

RECEIVED
JAN 18 2018
Dept. of Community Development

Location: 14422 Hammon Lane (Former Franklin School Site)

Project Description: To subdivide the 8.75 acre site to accommodate 53 lots for new single family homes and a 1.01 acre public park. The proposed lots feature varying lot sizes with 3,825 sq. ft. minimum (45'x 85'). The lots backing up to the adjacent single family tract is proposed at a minimum of 100 feet and an average of 102 feet in depth to allow for an increased building rear setback. A proposed list of lot sizes is attached to this submittal.

All streets, landscaping, storm drains and sewers facilities will be privately maintained by a homeowners association. The streets will be sized consistent with City public street standards, including parkways and on-street public parking (36' curb to curb, with a 4' sidewalk and 6' parkway on each side).

All units will be designed and plotted to reflect the greatest sensitivity to surrounding developments. The units have been individually designed to create a more interesting streetscape. Each unit will be provided with a two-car enclosed garage and two-car driveway apron. All units will have a minimum yard area of 400 square feet.

All existing school buildings and site improvements are proposed to be demolished with the project.

The project is adjacent to the Franklin Park. The project is proposing to dedicate 1.01 acres of land for a park. Additional park improvements may be considered subject to further discussion and negotiations with the City.

Request: EXISTING GENERAL PLAN: PS –Park, P (RL) - School Public with an underlying designation of Residential Low Density
REQUEST: GENERAL PLAN AMENDMENT to RL – Residential Low Density (Remove the “P”) – School, GENERAL PLAN AMENDMENT to OS-P - Park
EXISTING ZONING: PS – Public-Semi Public
REQUEST: Zone Change to: RL Residential Low Density with a PUD (Planned Unit Development) Standards Section 210.12.
The PUD overlay will be necessary to address the unique mix of public and private improvements and the variety of residential lot sizes for the school portion, REQUEST: OS-PR for the park area

PROPOSED SITE DEVELOPMENT STANDARDS TO BE MODIFIED:

1. TPH is requesting a reduction on minimum Lot width from 60' to 42'
2. TPH is requesting a reduction in the minimum Lot Size from 6,000 s.f. to 3,825 s.f.
3. TPH is requesting a reduction in street width from 40' of paved area to 36' of paved area for an overall street section of 56'. This has been discussed with the fire department. TPH is proposing to mitigate the street width reduction in the same fashion as the Lamb and Wardlow sites. (See attached email).

Surrounding Uses: North - Single Family Residential
East - Single Family Residential
South - Single Family Residential
West - Single Family Residential

Environmental Status: There are no significant environmental impacts associated with this project. The project site is not within a known hazardous waste and substance site.

The project will incorporate sustainable and green building practices to the maximum extent feasible. The proposed sustainable building practices will meet the California Green Building Code. A comprehensive Green Building Program has been developed for this project including:

- Building massing and orientation shall maximize south-facing vertical facades.
- Window orientation and opening size shall be partially determined by a desire to balance summer cooling and winter heating.
- Building and roof forms, shading devices and façade designs shall be oriented to direct airflow that facilitates natural building ventilation.
- Locally produced and recycled building materials shall be used whenever possible. Building materials shall be incorporated that obtain the maximum sustainability and achieve the best Green rating to the greatest extent feasible

Land Use

Compatibility: The property is compatible with existing single family housing in the area. The proposed activity will not generate any unusual noise or traffic or unusual demands on the City's infrastructure or public services. The proposed homes will be designed with greater rear yard setbacks and offset rear elevations to have a greater compatibility with adjacent residential. The roof designs and upper story window placement has also been proposed with consideration to the neighborhood. Overall the project has been designed for total compatibility with the neighborhood and the City's Design Guidelines for new single family developments