

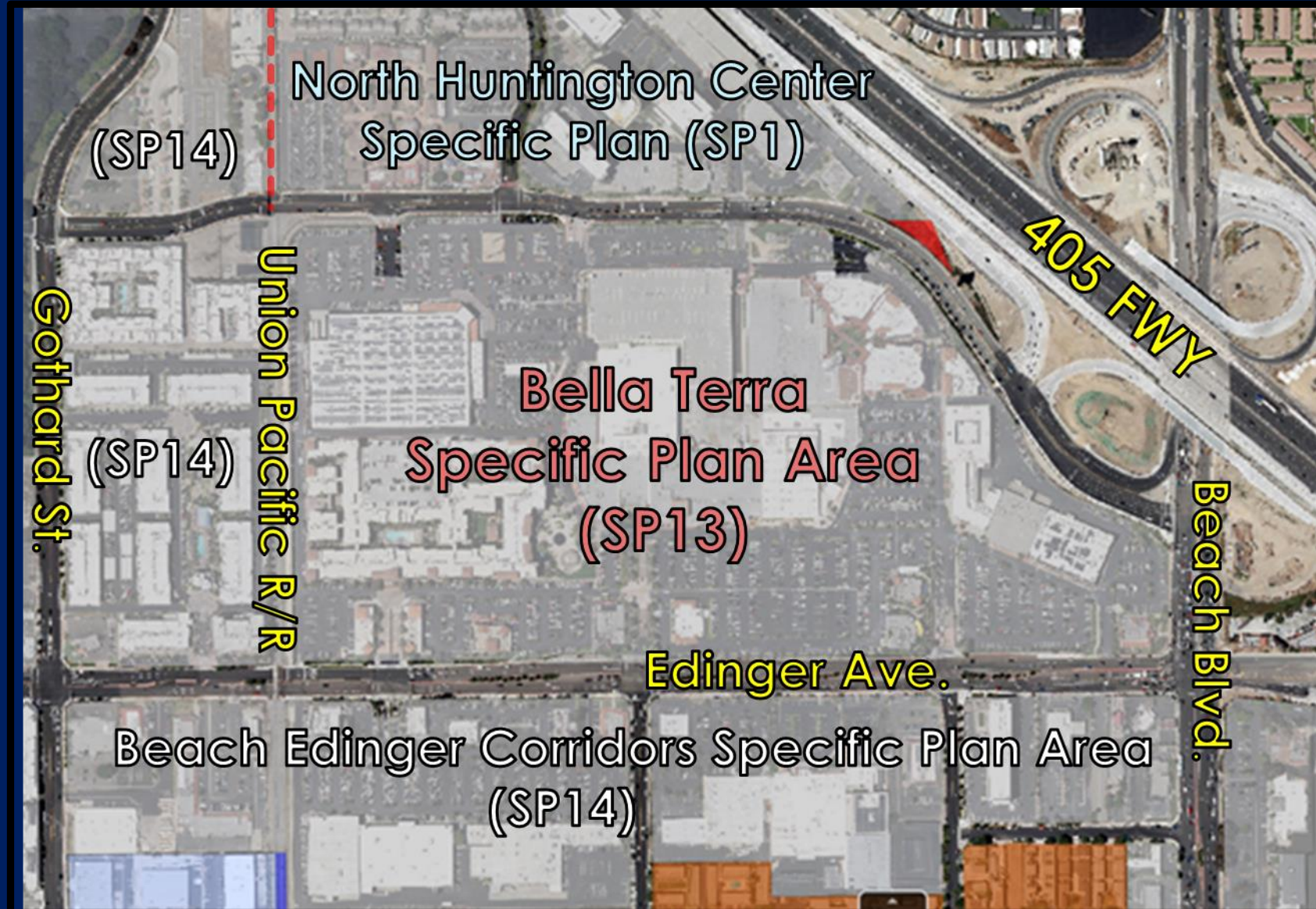


BELLA TERRA RESIDENTIAL PROJECT

General Plan Amendment No. 21-001
Zoning Text Amendment No. 21-003
Addendum EIR No. 21-002

City Council
November 1, 2022

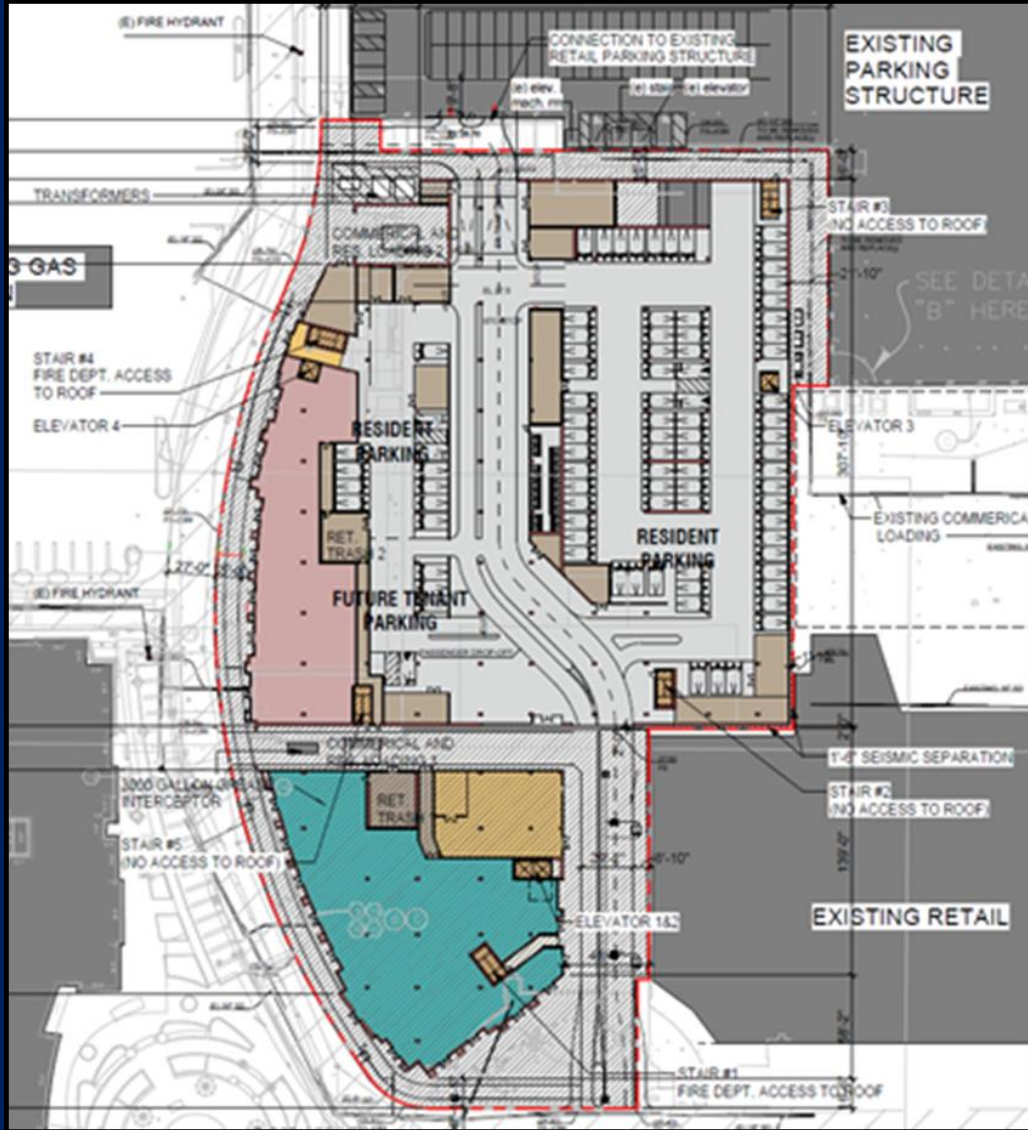
Surrounding Uses



Project Site

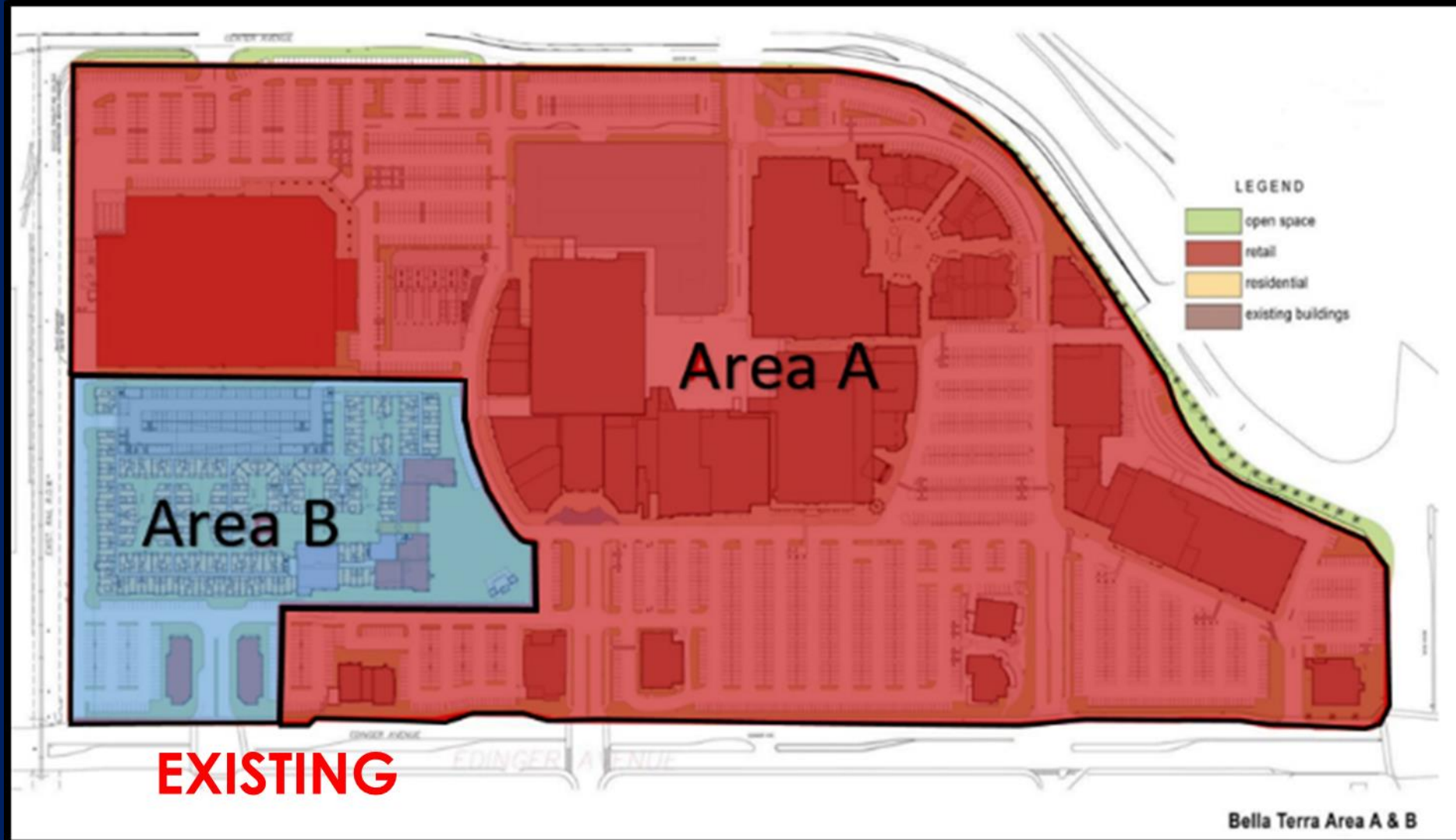


Conceptual Site Plan



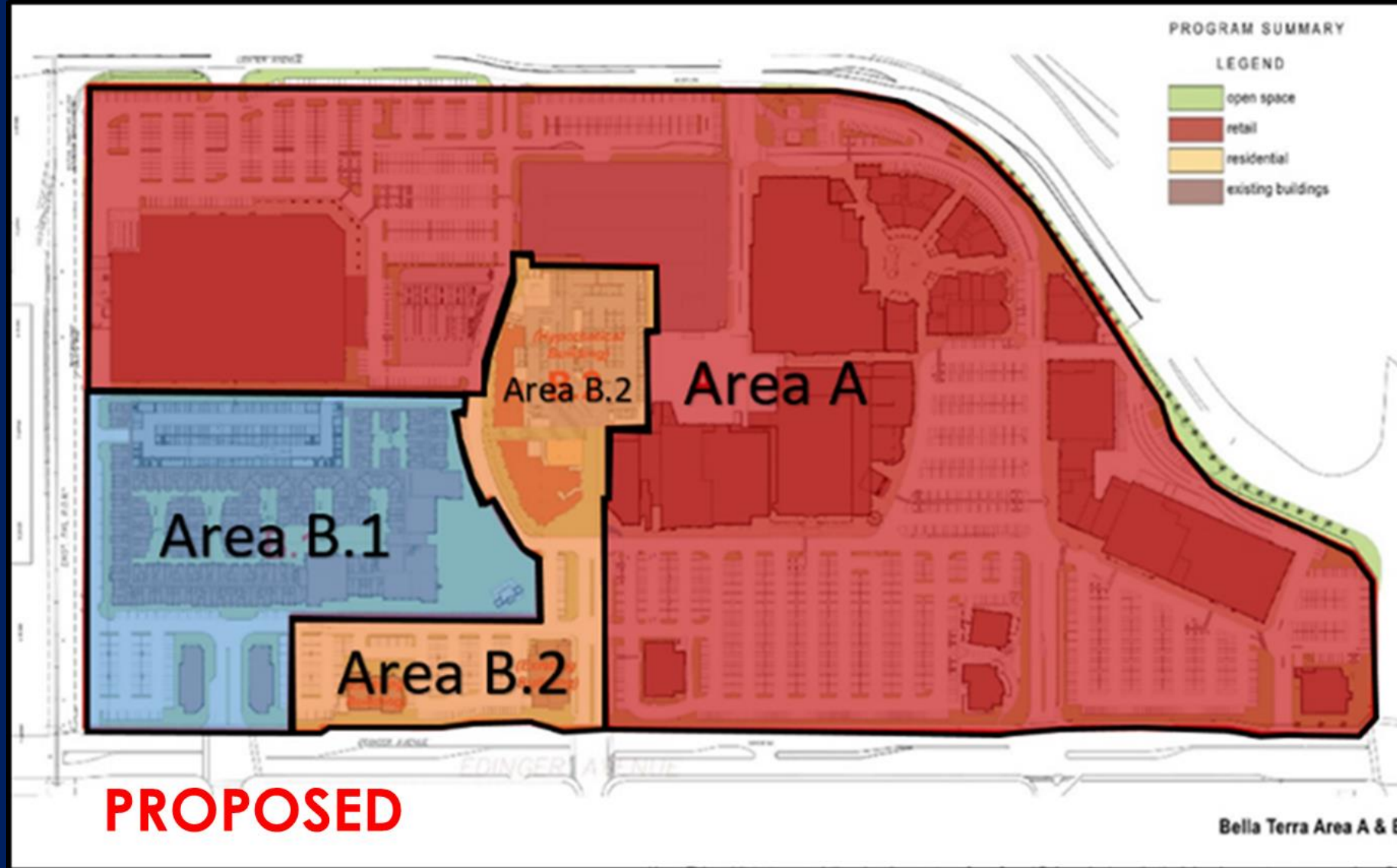
General Plan Amendment No. 21-001

1. Amend existing Planning Area boundaries (Area A and Area B)



General Plan Amendment No. 21-001

1. Amend existing Planning Area boundaries (Area A and Area B)



General Plan Amendment No. 21-001

2. Change current General Plan Land Use designations:

- ▶ A. **Area A Existing:** CR-F2-sp-mu (F9): Commercial Regional – 0.5 FAR – Specific Plan Overlay – Mixed Use 1.5 FAR (MU-0.5(Commercial) /Maximum 25 du/acre)

Area A Proposed: CG-sp: Commercial General – Specific Plan Overlay – Maximum 1.5 FAR

- ▶ B. **Area B Existing:** CR-F2-sp-mu (F14): Commercial Regional – 0.5 FAR – Specific Plan Overlay – Mixed Use 1.75 FAR (MU-0.7(Commercial) /Maximum 45 du/acre)

Area B Proposed: M-sp: Mixed Use – Specific Plan Overlay – Mixed Use 1.75 FAR (MU-0.9(Commercial)/Maximum 45 du/acre)



Zoning Text Amendment No. 21-003

- ▶ 1. Text and Figure Revisions
 - ▶ Reduce size of Area A (52.35 acres to 45.03 acres)
 - ▶ Increase size of Area B (10.4 acres to 17.72 acres)
 - ▶ Area B.1 – Existing Residences at Bella Terra project
 - ▶ Area B.2 – Proposed project site
 - ▶ Update parking allocations, pedestrian and vehicular circulation plans
 - ▶ Landscape Concept
 - ▶ Proposed development standards consistent with existing Area B standards



Draft Addendum EIR No. 21-002

- ▶ Analyzes potential environmental impacts with project implementation
- ▶ Differences between proposed project and
 - ▶ Approved project under EIR No. 07-003 (Village at Bella Terra, 2008)
 - ▶ Addendum No. 1 to EIR No. 07-003 (2010)
- ▶ Addendum No. 2 to EIR No. 07-003 prepared
 - ▶ Determine whether the proposed project falls within the scope analyzed in EIR 07-003 and the 2010 EIR Addendum.



Planning Commission Recommendation

- ▶ Planning Commission Public Hearing September 27, 2022
 - ▶ Approved Site Plan Review No. 21-002 (6-1; **Appealed**)
 - ▶ Recommended adoption of AEIR No. 21-002, GPA No. 21-001, and ZTA No. 21-003 (6-1)
- ▶ Planning Commission Recommends
 - ▶ Amending appeal language of Bella Terra Specific Plan
 - ▶ Director's decision on Site Plan Reviews and Tentative Parcel Maps
 - ▶ Currently appeals processed to City Council
 - ▶ Planning Commission recommends appeals processed to PC prior to CC
- ▶ Subsequent Public Hearing
 - ▶ Appeal of Planning Commission's approval of SPR 21-002



Staff Recommendation

- ▶ Staff Recommends
 - ▶ Adoption of AIER No. 21-002; and
 - ▶ Approval of GPA No. 21-001 and ZTA No. 21-003
- ▶ Subsequent Public Hearing
 - ▶ Appeal of Planning Commission's approval of SPR 21-002



Questions?

