

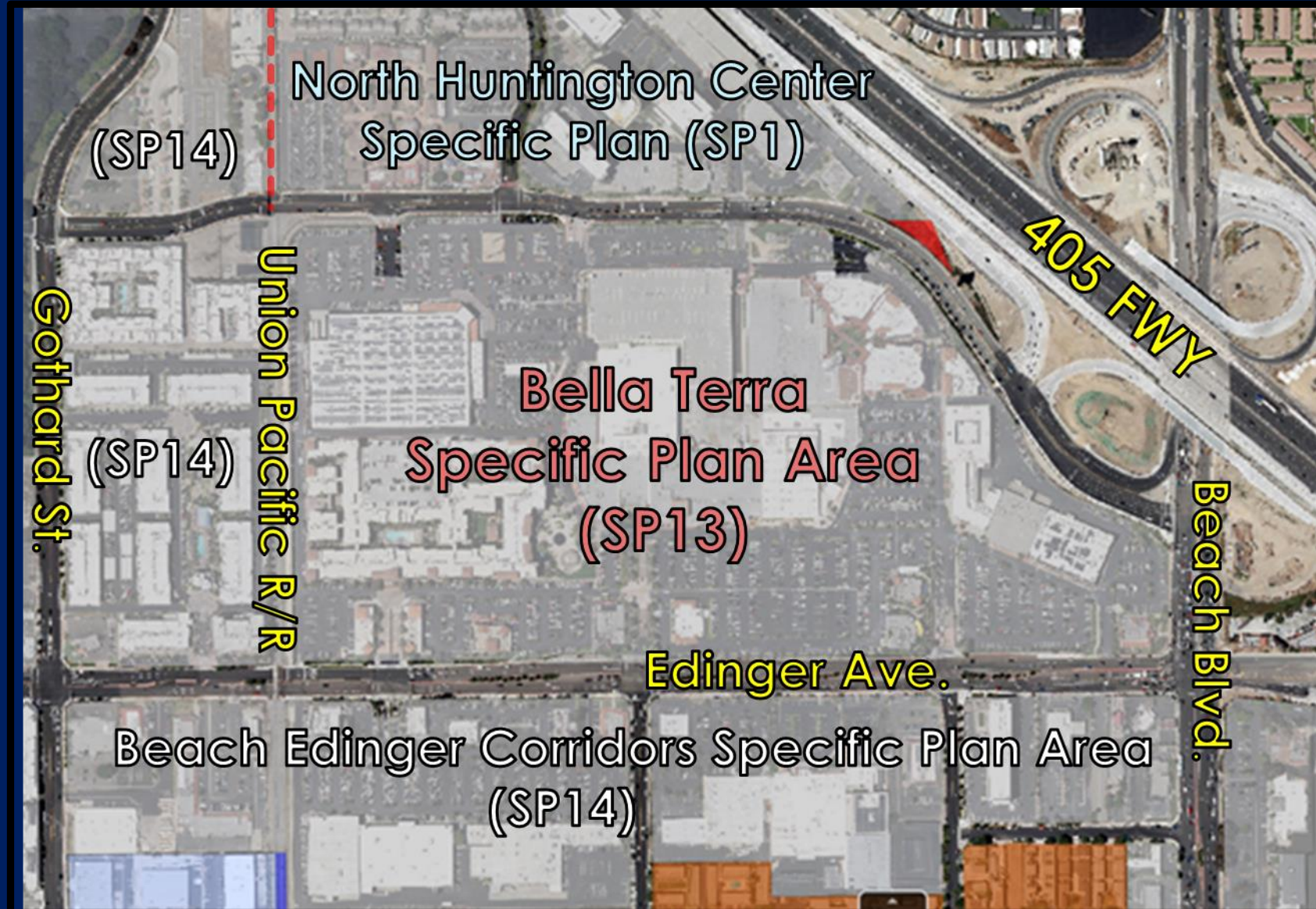


# BELLA TERRA RESIDENTIAL PROJECT

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

City Council  
November 1, 2022

# Surrounding Uses



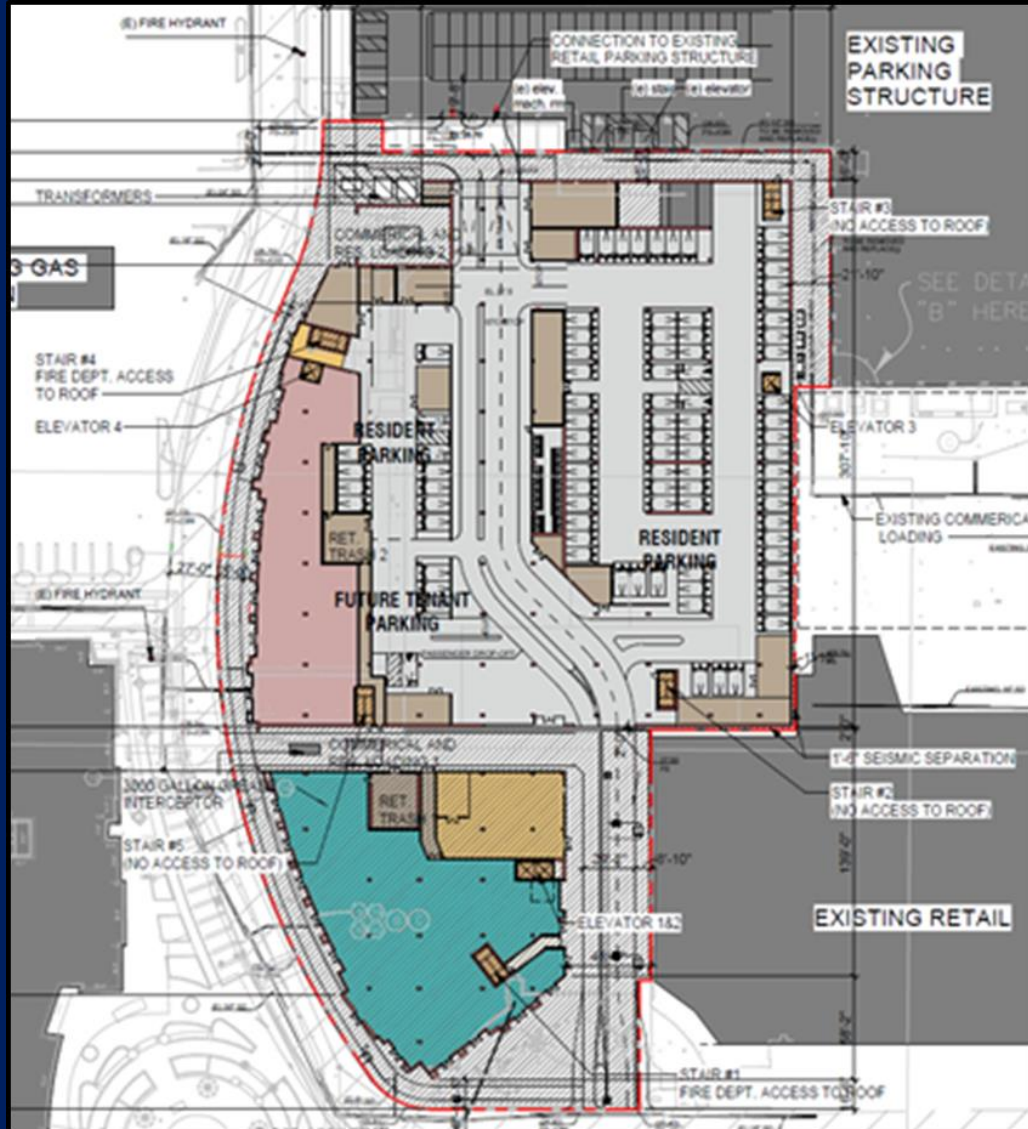


# Project Site



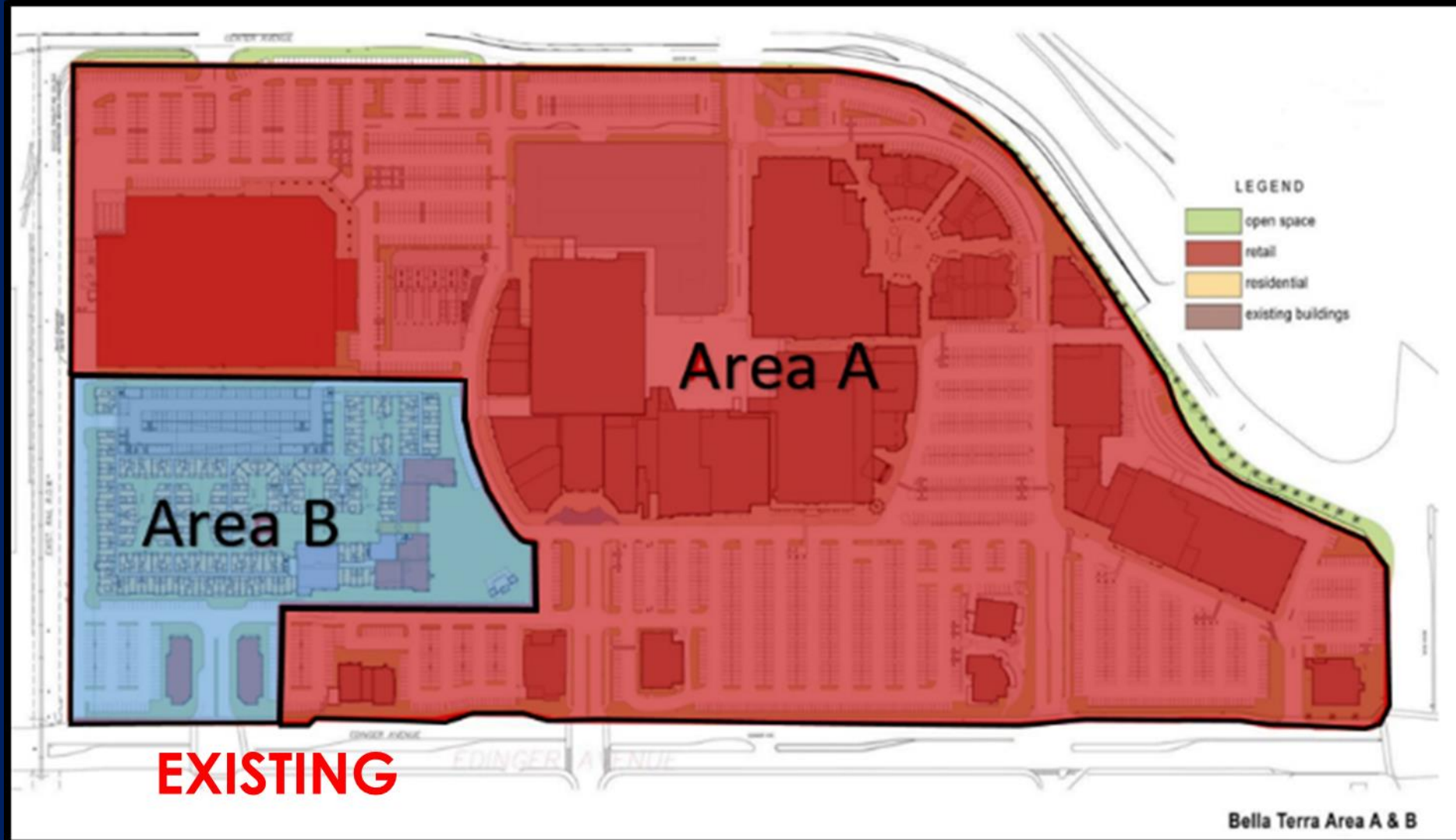


# Conceptual Site Plan



# General Plan Amendment No. 21-001

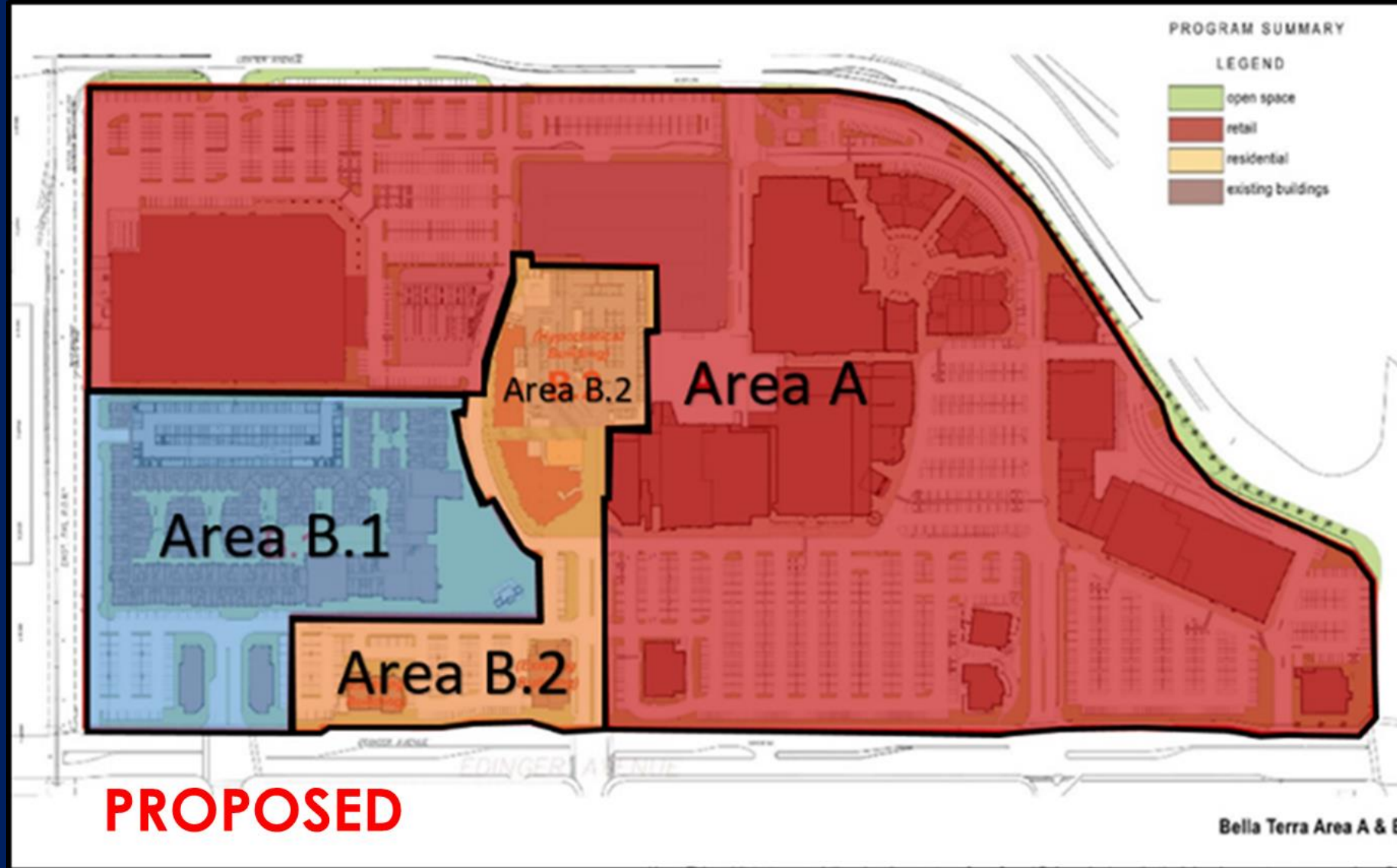
## 1. Amend existing Planning Area boundaries (Area A and Area B)





# 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?

