

General Plan Amendment (GPA) No.20-002
Zoning Map Amendment (ZMA) No. 20-002
Mitigated Negative Declaration (MND) No. 20-002
(Gisler Residential)

21141 Strathmoor Lane

October 19, 2021



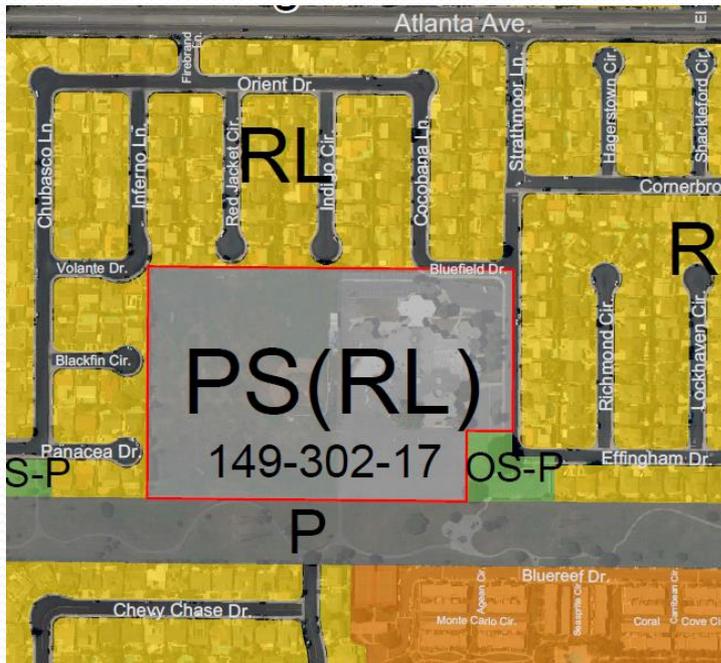
PROJECT SITE

- Located at 21141 Strathmoor Lane
- 13.9 gross acre former Gisler School
- Gisler School operated from 1973 to 1986
- Brethren Christian School operated from 2001 to 2019

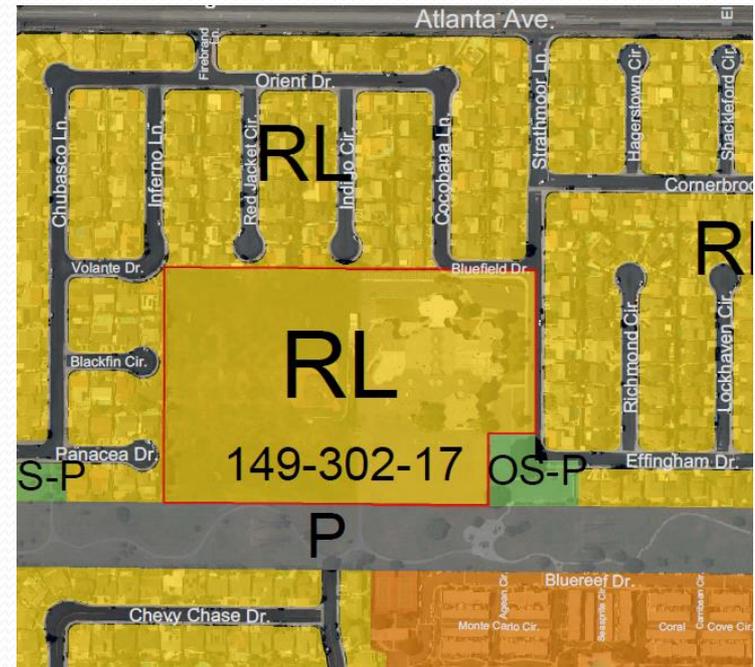


REQUEST

GPA 20-002 - To amend the land use designation from Public-Semipublic (underlying Residential Low Density) (PS(RL)) to Residential Low Density (RL)



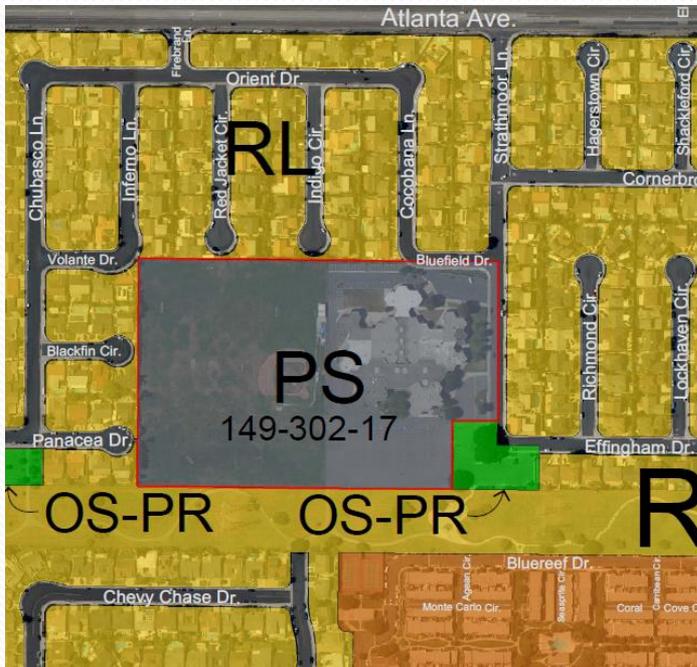
Existing



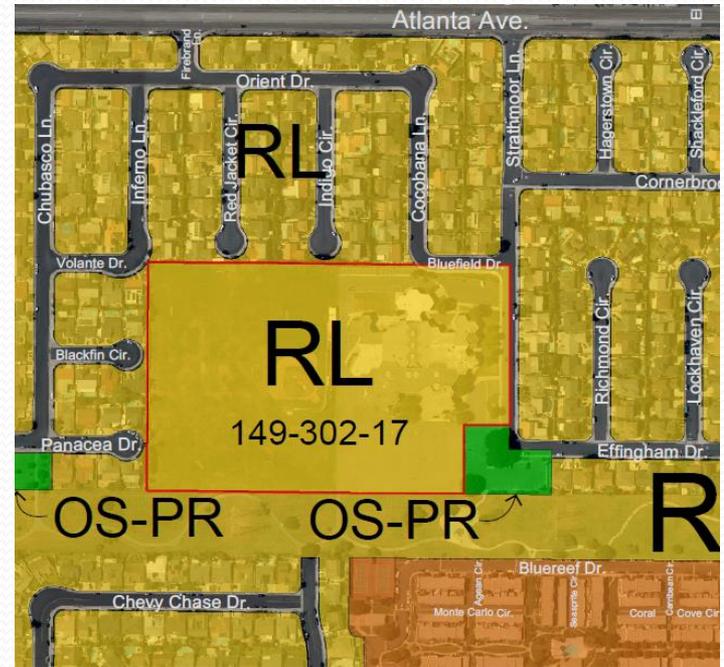
Proposed

REQUEST

ZMA 20-002 - To amend the zoning designation from Public-Semipublic (PS) to Residential Low Density



Existing



Proposed

REQUEST

MND 20-002 – To analyze the potential environmental impacts of the proposed project



CONCEPTUAL LANDSCAPE ILLUSTRATIVE PLAN



LEGEND

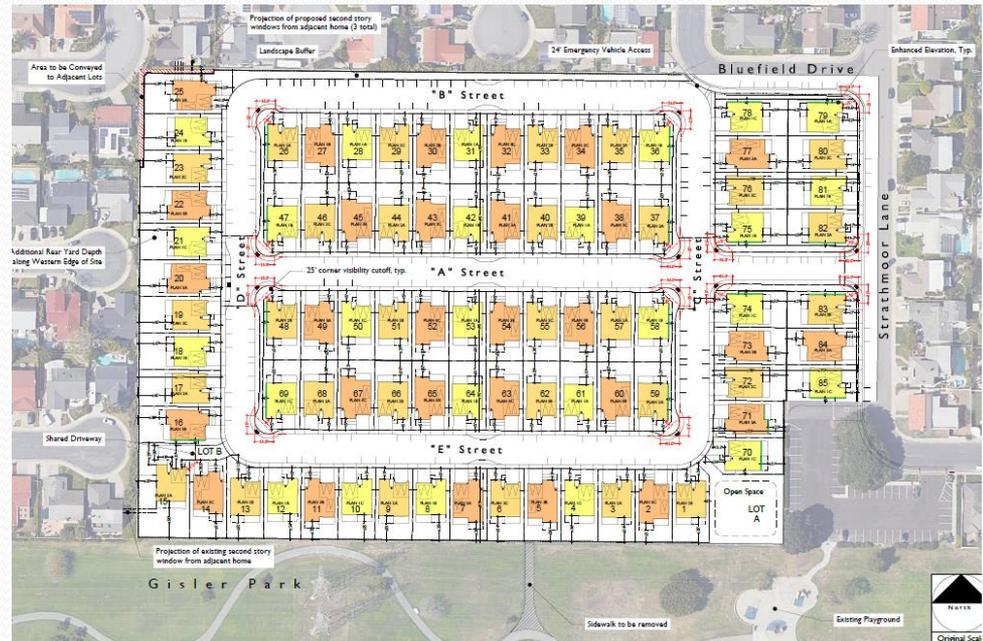
- | | | |
|--------------------------|--|---------------------------------|
| 1 Open Space | 4 36" box Homeowner Front Yard Tree [1 per home] | 7 Vehicular Concrete Pavers |
| 2 Curb Adjacent Sidewalk | 5 Existing Residential | 8 Landscape Screening at Corner |
| 3 Corner Accent Planting | 6 Existing Park | |

REQUEST

Sept. 28, 2021 Planning Commission granted final approval of:

Tentative Tract Map 19136 – To subdivide a 13.9 gross acre site into a Planned Unit Development (PUD) project with 85 SFR numbered lots with reduced size and width and 15 lettered lots for private streets, open space, and landscaping

Conditional Use Permit 20-024 – To allow retaining walls over 2 feet tall topped with a 6 foot tall wall/fence (at western and northeastern corners)



REQUEST

- PUD includes residential lots with reduced size and width; code requires applicant to provide community benefits
- Lots average 4,952 s.f. and 50 ft. wide (in lieu of minimum 6,000 s.f. and 60 ft. wide in RL zone)
- Lots from 4,661 to 9,241 s.f.
- Most common size 4,750 s.f. (50 by 95 ft.)
- Project density 6.23 dwelling units per net acre (RL permits 7 du/ac)

REQUEST

- Project required to provide community benefits that exceed minimum improvements required of project itself

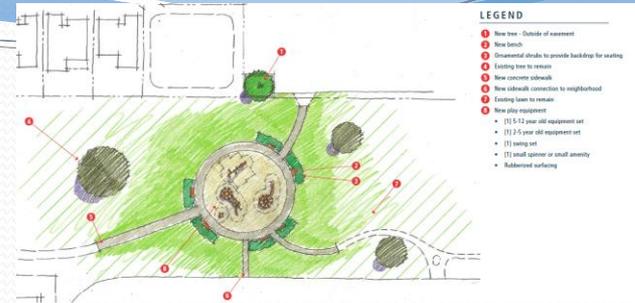
- Community benefits proposed by applicant include:
 1. Gisler Park improvements
 2. \$250,000 towards installation of sports field lights on HB City School District property for use by non-profit(s) like AYSO

Planning Commission approved a tract map condition which gives the City the right to use the money for another park and recreation community benefit, with priority given to southeast HB, if the money is not applied towards a field lighting project within two years of City Council approval of the project.

REQUEST

Gisler Park improvements include:

1. Replace tot lot and construct combined play area (play equipment, benches, planters)
2. Replace 3,500 l.f. of walking path with 10 ft. wide concrete path
3. New walking path sections
4. Replace trash cans



ANALYSIS

- MND adequate and in compliance with CEQA guidelines
- Consistent with General Plan and its goals and policies
- Compatible with surrounding area
- Adds to City's housing stock
- Complies with HBZSO with exception of reduced residential lot size/width
- Community benefits provided

RECOMMENDATION

Planning Commission and staff recommend approval of the GPA, ZMA, and MND based on the reasons cited.



END