

Van Leeuwen General Plan Amendment, Change of Zone, and Zoning Code Amendment

Project No. PLN19-20021

Gina Gibson-Williams
Community Development Director



The Project

Application	Description
General Plan Amendment	Medium Density Residential (MDR) - 2.1 to 5 du/ac To High Density Residential (HDR) - 8.1 to 14 du/ac
Zoning Code Amendment	New Senior Housing Overlay District
Change of Zone	Heavy Agriculture (A -2-10) To General Residential (R-3)
Change of Zone	Apply the Senior Housing Overlay District

Background

Prior to City's incorporation – County approved:

- A General Plan Amendment from Medium Density Residential (MDR) of 2.1 to 5 dwelling units per acre to High Density Residential (HDR) of 8.1 to 14 dwelling units per acre
- No Change of Zone

Background

January 2017 – 1st Proposal to City

- A General Plan Amendment from Medium Density Residential (MDR) of 2.1 to 5 dwelling units per acre to High Density Residential (HDR) of 8.1 to 14 dwelling units per acre; and
- A Change of Zone from Heavy Agriculture (A -2-10) to General Residential (R-3).

The City Council expressed concern with the proposed high density and voted to take the application off calendar .

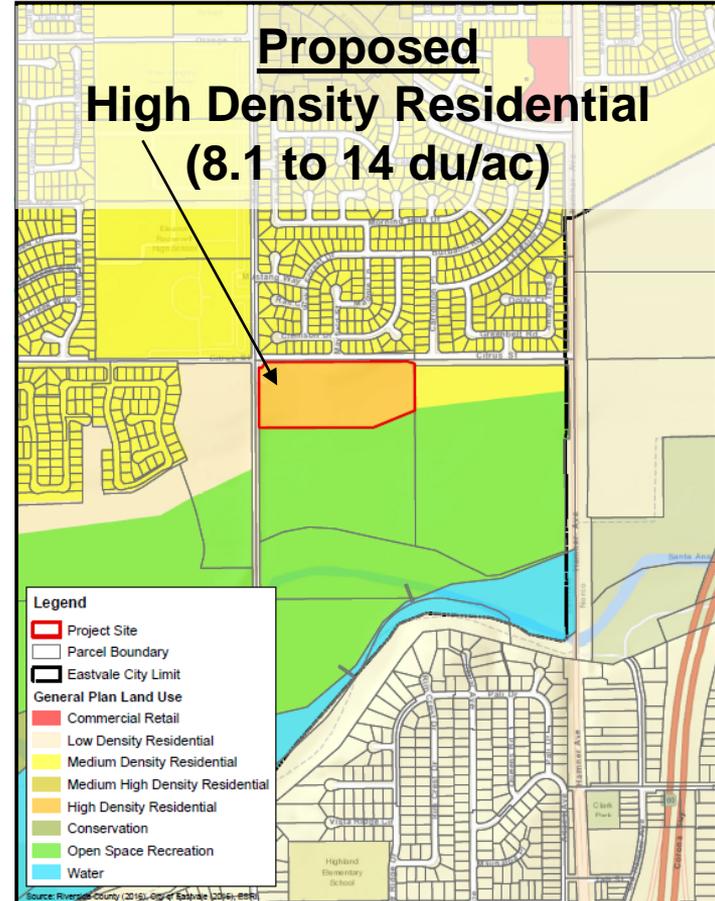
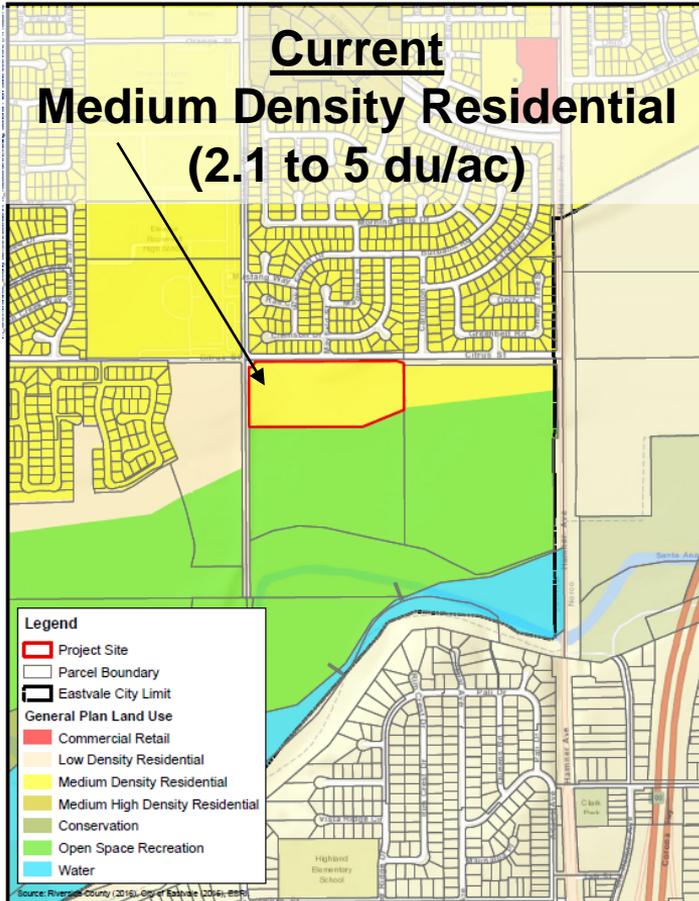
Background

May 2017 – 2nd Proposal to City

- A General Plan Amendment from Medium Density Residential (MDR) of 2.1 to 5 dwelling units per acre to *Medium* High Density Residential (MHDR) of *5.1 to 8* dwelling units per acre; and
- A Change of Zone from Heavy Agriculture (A-2-10) to General Residential (R-3).

The City Council denied the application due to concerns with traffic and school impacts, and not having a development proposal.

General Plan Amendment



General Plan Amendment

Approving the proposed change would:

- Increase maximum potential number of units from 79 to 221 units (increase of 142 potential units).
- Allow for higher-density housing in the City, which helps to meet General Plan policy to ensure a sufficient supply of a more varied housing stock.
- Allow the development of senior housing or homes to be somewhat less expensive than typical single-family homes, providing the option of homeownership to families who cannot afford a more traditional home in Eastvale.

Zoning Code Amendment

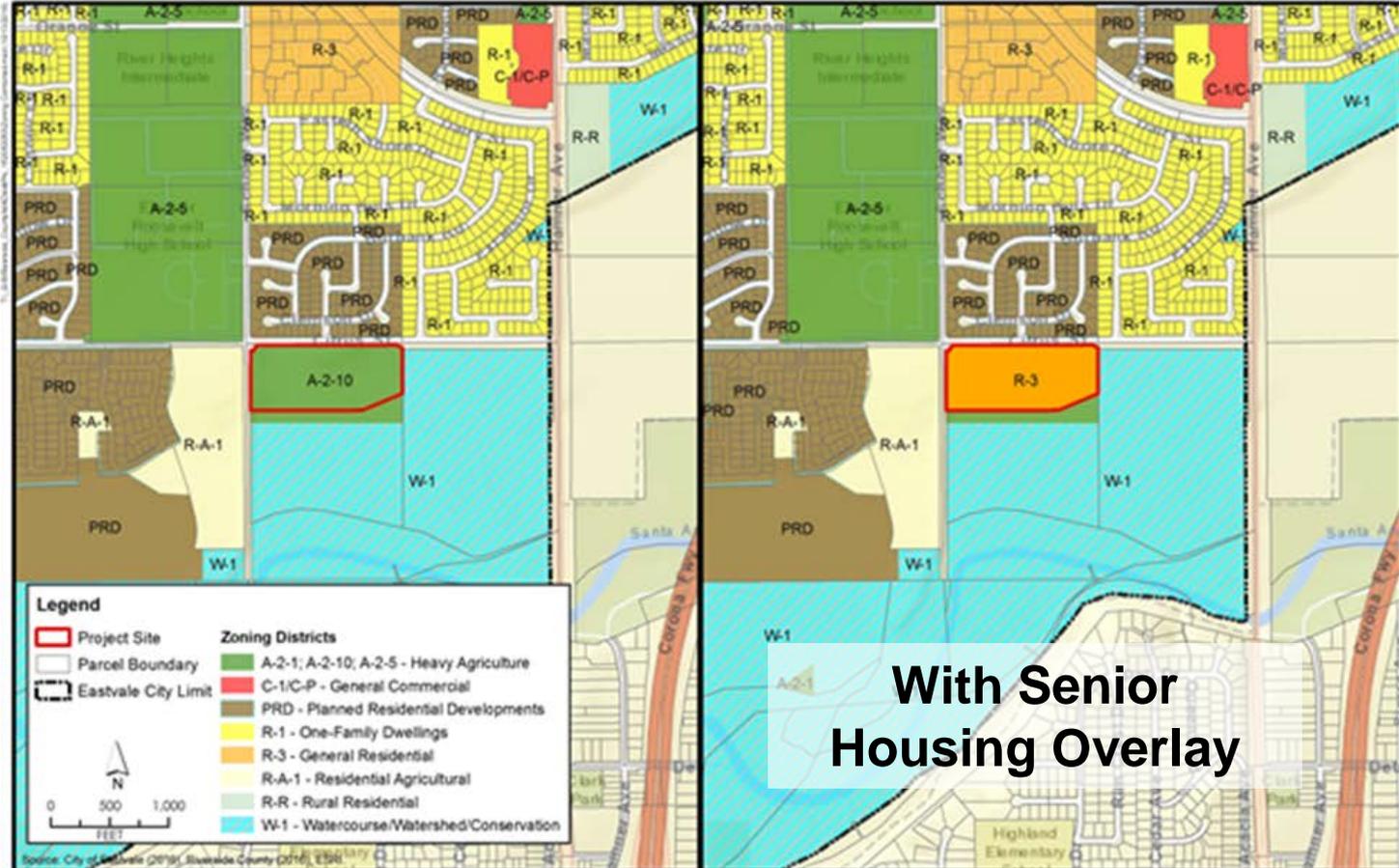
Senior Housing Overlay District :

- Only apply to select parcels in R-3 zoning; development standards of the R-3 district would apply .
- Aged 55 years or older, including married couples in which one spouse is 55 or older .
- Must be located in areas which offer services to seniors such as transportation, shopping, and recreation.
- Infrastructure must be in place or installed as part of the development .

Change of Zone

Existing Zoning District

Proposed Zoning District



**With Senior
Housing Overlay**

Change of Zone

Approval of the Change of Zone would:

- Consistent with the new General Plan land use designation.
- Allows the development of a variety of residential dwelling types.
- Restrict the development of the site to senior housing.

Previous Concerns

Traffic

Restriction of senior housing would lower daily trips than non -age restricted housing

- Senior housing trip generation – 1,130 daily trips
- Non-age restricted housing – 2,132 daily trips

School

Restriction of senior housing would not generate additional students

CEQA

A Negative Declaration was prepared in 2016 for the 1st proposal

- Project would not result in any potential significant environmental impacts
- No mitigation measures required

Additional CEQA is not required

- Proposed project is similar to the original project
- Addition of senior housing restriction will reduce impacts in some areas (such as schools and traffic) in comparison to those analyzed in the Negative Declaration .

Staff Recommendation

Planning Commission to recommend the following to City Council:

- 1. Approval of a General Plan Amendment** from Medium Density Residential (MDR) to High Density Residential (HDR); and
- 2. Approval of a Zoning Code Text Amendment** for establishment of a Senior Housing Overlay District; and
- 3. Approval of a Change of Zone** from Heavy Agriculture (A-2-10) to General Residential (R-3); and
- 4. Approval of a Change of Zone** to apply the Senior Housing Overlay District on the site.

City Council Options

- Recommend approval of the project ;
- Recommend approval of the project with additional changes ;
- Continue the Public Hearing and direct the applicant to make revisions; or
- Recommend denial of the project.

Questions?