TO: Honorable Mayor and City Council  
Attention: Laura C. Kuhn, City Manager  

FROM: Maureen T. Carson, Director of Community Development  

SUBJECT: REQUEST TO INITIATE A GENERAL PLAN AMENDMENT FOR SOUTHTOWN PHASE 1A LOCATED BETWEEN LEISURE TOWN ROAD AND VANDEN ROAD TO CHANGE THE GENERAL PLAN LAND USE DESIGNATION FROM RESIDENTIAL-LOW DENSITY TO RESIDENTIAL-LOW-MEDIUM DENSITY; and  

RESOLUTION ADOPTING A REVISED INTERIM POLICY REGARDING CONSIDERATION OF GENERAL PLAN AMENDMENTS OR SPECIFIC PLAN APPLICATIONS DURING THE COMPREHENSIVE GENERAL PLAN UPDATE  

DISCUSSION:  

Phillippi Engineering, on behalf of property owner TRI Pointe Homes, is requesting that the City Council initiate a General Plan Amendment for the Southtown Phase 1A development from Residential Low Density (3.1-5.0 units/acre) to Residential Low-Medium Density (5.1-8.0 units/acre) in order to rezone the property from Residential Low density with a minimum 5,000 square foot lot size (RL-5) to Residential Low-Medium density with a minimum 4,500 square foot lot size (RLM-4.5).  

The subdivision map was originally approved in 2005 for 117 lots on minimum 6,000 square foot lots. In 2010, the Planning Commission approved a modification to the subdivision map to add 25 lots for a total of 142 lots on smaller 5,000 square foot lots. The existing approved Planned Development allows for some minor exceptions to minimum front and side yard setbacks for the house plans.  

The new property owner, TRI Pointe Homes, would like to construct a type of housing product that does not meet the development standards for the existing RL-5 zoning, but which they believe would be appropriate and compatible for the area. Their proposal will use the existing approved Tentative Map and does not propose changing lot sizes or configurations. The General Plan Amendment and subsequent zone change would allow the developer to request approval of a Planned Development to construct these houses on the existing lots under the development standards for the RLM-4.5 Zoning District. These standards, which are for small-lot single family subdivisions, allow for smaller setbacks for these smaller lots. All other setbacks and coverage requirements are the same.  

It is noted that even with a change in zoning, the preliminary layout for the proposed project will still require the consideration of some exceptions to the RLM-4.5 development standards as detailed in the table below. In addition, the preliminary Planned Development includes single family homes on 12% of the lots versus 25% as required. An analysis of these exceptions will occur with the Planned Development project review before the Planning Commission.
## COMPARISON OF ZONING STANDARDS AND PROPOSED PROJECT

<table>
<thead>
<tr>
<th></th>
<th>Minimum Front Setbacks</th>
<th>Minimum Rear Setbacks</th>
<th>Minimum Side Setbacks</th>
<th>Maximum Lot Coverage</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Current Zoning</strong>&lt;br&gt;RL-5</td>
<td>20 feet (Varied 18’ to 22’ setbacks allowed if the average is 20’.)</td>
<td>20 feet</td>
<td>5 feet and 10 feet</td>
<td>40%</td>
</tr>
<tr>
<td><strong>Proposed Zoning</strong>&lt;br&gt;RLM-4.5</td>
<td>20 feet (Varied 18’ to 22’ setbacks allowed if the average is 20’.)</td>
<td>20 feet (May be reduced to 15’ if the average is 20’.)</td>
<td>5 feet and 10 feet OR 5 feet and 5 feet (Both sideyards may be 5’ for single story houses)</td>
<td>40%</td>
</tr>
<tr>
<td><strong>Proposed House Plans</strong></td>
<td>15 feet for some lots.</td>
<td>17 feet for some lots.</td>
<td>5 feet sideyards for two story homes.</td>
<td>50% for about half of the lots.</td>
</tr>
</tbody>
</table>

**Relationship to the General Plan Update:**

On March 23, 2010, the City Council authorized the preparation of a comprehensive General Plan Update. At the time the City Council initiated the General Plan Update, a resolution adopting an interim policy regarding consideration of General Plan amendments during the update process was also adopted. This policy states that, except for the projects identified in the resolution, no additional project may be considered for General Plan Amendments or new Specific Plan/Policy Plans during the General Plan Update. The policy was adopted to ensure that staff can focus on the completion of the comprehensive update without having other changes occurring simultaneously and was to remain in effect until the adoption of a revised General Plan. On October 25, 2013, the Draft General Plan and Draft General Plan Environmental Impact Report were released for public review and comment. The plan and environmental analysis are now undergoing public review and comment. The Land Use and Development Code also requires that all private applications for General Plan Amendments be subject to a merit hearing, where the City Council decides whether or not to allow a request to move forward as a full application.

The proposed Southtown Phase 1A General Plan Amendment and subsequent zone change do not propose to change the number of approved lots on the project site. If the City Council would like to allow the applicant to proceed with this request, revisions to the adopted policy for General Plan Amendments during the update process, a revised policy regarding consideration of requests to amend the General Plan would be needed. A revised policy statement is attached to this report.

**Development Agreement Considerations:**

The Southtown Development Project includes a Development Agreement (DA) shared by three other developers: DR Horton (Southtown Phase 1 and 2), Stanley Wang (Southtown Phase 3), TRI Pointe Homes (Southtown Phase 1A). The developers have separately applied for amendments to the DA to adjust building permit allocations and apartment construction timing.

**FISCAL IMPACT:**

The developer would pay all fees associated with the planning applications.
CONCLUSION:

Staff recommends that City Council initiate the General Plan Amendment for the following reasons:

- The vacant project site could see development activity. This is desirable because the site is part of a larger previously approved project and will be one step closer to build out.
- The amendment would not pose a significant conflict with the General Plan Update as the lot count remains the same and the amendment still provides for single family development.
- A proposed General Plan Amendment will undergo a land use and environmental analysis prior to the public hearing process. The City will also facilitate a neighborhood meeting.
- This action would only review land use designations. Subsequent zone changes, specific development standards, and design features would be subject to further environmental and planning review for compliance and include additional input from neighbors.

Any determination of merit would not be considered a pre-approval for either project, but initiation of the General Plan Amendment and related actions would constitute a determination that there is sufficient merit to proceed with the development review process.

RECOMMENDATION:

1. By simple motion, that the City Council initiate the General Plan Amendment request for Southtown Phase 1A located west of Leisure Town Road in the Southtown area and direct the staff to analyze the alternate land use of Residential-Low-Medium Density.
2. By simple motion, that the City Council adopt the subject resolution.

ATTACHMENTS:

Attachment 1: Location Map
Attachment 2: Existing and Proposed Maps of General Plan Designations for Southtown Development
Attachment 3: Proposed Development Plan
RESOLUTION NO. 2013-

RESOLUTION ADOPTING A REVISED INTERIM POLICY REGARDING CONSIDERATION OF GENERAL PLAN AMENDMENTS OR SPECIFIC PLAN APPLICATIONS DURING THE COMPREHENSIVE GENERAL PLAN UPDATE

WHEREAS, it is the policy of the City of Vacaville that during the term of the Comprehensive General Plan Update, the City will continue to entertain proposed General Plan Amendments in accordance with the provisions of the Land Use and Development Code to the extent that they do not detract from or conflict with the update process; and

WHEREAS, City Council adopted Resolution 2010-24 creating the policy that states that no General Plan Amendment may be considered during the General Plan Update, except as listed; and

WHEREAS, the City Council wishes to provide clear direction to development interests and the residents of the Community as to it’s development policy during the term of the Comprehensive General Plan Update; and

WHEREAS, The Draft General Plan Environmental Impact Report and Draft General Plan were published for public review and comment on October 25, 2013; and

WHEREAS, Southtown Phase 1A property owner requests a General Plan Amendment to allow them to establish different development standards through a zone change for their site.

NOW THEREFORE BE IT RESOLVED that the City Council of the City of Vacaville hereby adopt the following amended policy regarding proposed General Plan Amendments during the Comprehensive General Plan Update Process:

1. Pending General Plan Amendment requests filed prior to March 23, 2010 may be processed concurrently with the General Plan Update, subject to the City Council’s initiation at a merit hearing as specified in the Land Use and Development Code Chapter 14.04.030. These projects are:
   a) Request from Solano Irrigation District (SID) to change the planned land use for their headquarters site on Elmira Road.
   b) Request from Sares Regis Group to allow consideration of land use entitlements for their property at the southeast corner of Leisure Town Road and Elmira Road in advance of a master land use plan for the area east of Leisure Town Road.
   c) Request from Discovery Builders to amend the North Village Specific Plan and General Plan to address changes related to the relocation of the future elementary school site.

2. The Vanden Meadows Specific Plan, initiated by the City Council in 2009 may continue to proceed through the environmental review, specific Plan and annexation process concurrent with the General Plan Update.
3. Request from TRI Pointe Homes to amend the General Plan Land Use Designation for the Southtown 1A development project site to rezone the site for different development standards.

4. No additional projects may be considered for General Plan Amendments or new Specific Plans/Policy Plans during the General Plan Update.

BE IT FURTHER RESOLVED that this policy shall remain in effect until adoption of a revised General Plan.

I HEREBY CERTIFY that the foregoing resolution was introduced and passed at a regular meeting of the City Council of the City of Vacaville held on the 10th day of December, 2013, by the following vote:

AYES: 

NOES: 

ABSENT: 

ATTEST: 

Michelle A. Thornbrugh, City Clerk
EXISTING GENERAL PLAN

- Residential Low Density (3.1 - 5 units/acre)

PROPOSED GENERAL PLAN

- Residential Low Medium Density (5.1 - 8 units/acre)