



STAFF REPORT

TO: PLANNING COMMISSION

PREPARED BY: Dina Tasini, Planning Manager

GENERAL INFORMATION

OWNER/APPLICANT: DeNova Homes

LOCATION: 451 Vine Hill Way

GENERAL PLAN (Hidden Lakes Specific Area Plan): **Existing:** OS/R-Open Space and Recreation, Permanent
Proposed: R-0-6- Residential

ZONING: **Existing:** M-OS/RF (Mixed Use Open Space/ Recreational Facilities)
Proposed: R 7.5/PUD (Residential, 7,500 sq. ft. site area per unit/Planned Unit Development Overlay)

ENVIRONMENTAL REVIEW: A 30 day public review period for the Mitigated Negative Declaration/ Initial Study commenced on March 14, 2014. Subsequently, revisions have been made to the Initial Study to correct the sanitary sewer service provider and the school district that would serve the proposed project. Based on the revisions to the Mitigated Negative Declaration/Initial Study, the document was recirculated on March 21, 2014 for a 30-day public review period ending on April 21, 2014.

On November 12, 2014, the Planning Commission held a public hearing, took testimony and adopted a resolution of approval PC 14-04 recommending City Council adoption of a Mitigated Negative Declaration.

PROPOSAL: The proposed project before the Planning Commission is to consider the construction of 99 unit subdivision on a 25.9 acre site, Rezone the property to R-7.5 (One Family Residential, 7,500 sq. ft. per unit/Planned Unit Development Overlay), approval of a Planned Unit Development Plan and a Major

Subdivision. The proposed project would also require a tree removal permit to removal of approximately 40 trees protected under the City of Martinez Tree Protection Ordinance.

The project applicant has provided a preliminary site plan (consisting of eight pages) which includes conceptual landscape designs, lot configuration, preliminary grading, utilities, stormwater, removal and demolition and tree survey.

The 25.9-acre project site (APN 162-020-019) is located within the City of Martinez and currently has an OS (Open Space & Recreation, Permanent) General Plan Land Use Designation and M-OS/RF (Mixed Use-Open Space/Recreation Facilities) Zoning Designation.

On November 12, 2014 the Planning Commission adopted a resolution recommending approval of the General Plan Amendment, rezoning and Planned Unit Development Plan. However, after further review staff found that the PUD plan had not received preliminary Design review pursuant to Municipal Code Section 22.42.080(B) and the PUD plan was referred back to the Design Review Committee. The Design Review Committee held a public hearing on December 10, 2014, took public testimony and recommended to the approval of the PUD plan. It is now necessary for the Planning Commission to review the Design Review Committee members' comments and recommendations, review the proposed Rezoning of the Property and PUD plan and provide a recommendation to the City Council.

The recommendations that the Planning Commission is making to the Martinez City Council relate to the following actions:

- a) Rezoning to R-7.5/PUD Overlay (Family Residential, minimum 7,500 square feet of site area per dwelling unit/Planned Unit Development Overlay);
- b) Approval of a PUD Plan, allowing exceptions to the normally required lot size, density, minimum yard requirements and maximum height and site coverage limitations R/7.5 Zoning District.
- c) Approval of a Vesting Tentative Map for a 99-unit Major Subdivision.

PROJECT DESCRIPTION

The project site, which consists of a golf course, pro shop, maintenance sheds, a man made pond, asphalt paved surfaces and restaurant, is located on the southwest corner of the intersection between Vine Hill Way and Rolling Hill Way. The project site totals approximately 25.9 acres and is improved with a single-story building totaling approximately 2,634 square feet. The project site is currently occupied by Pine Meadow Golf Course.

Pine Meadow Golf Course was privately built as a public golf course in the 1960's. The property was annexed into the City in 1970 with surrounding properties (Hidden Lakes Area) which were later developed into single family homes. The area is predominately

residential and the golf course is still owned and operated by the original property owner's family. During the General Plan Amendment process in 1973 the property was designated as part of the Hidden Lakes Study Area Open Space/Recreation, Permanent to reflect its' existing use. There have been no changes to the site's land use designation since 1973.

The proposed project contemplates lot sizes that range from 5,800 square feet to 13,046 square feet with an average of 7,100 square feet. The overall site density is one dwelling unit per 11,282 square feet. Special consideration has been taken to create a visual buffer and open space amenity between the subdivision and the existing neighborhood. Along Center Avenue and Vine Hill Way, the preliminary landscape plan includes a meandering walking trail surrounded by landscaping.

Rezoning, and a Vesting Tentative Map that would allow for the development of 99 single family residential units on approximately 25.9 acres at the intersection of Center Avenue and Vine Hill Way. The proposed project would also require a tree removal permit to remove approximately 40 trees protected under the City of Martinez Tree Protection Ordinance. The project applicant has submitted a preliminary landscape plan, preliminary grading and drainage plan, preliminary utility plan, preliminary stormwater control plan, and a preliminary tree removal and demolition plan. These preliminary plans are attached as Exhibits.

SITE and CONTEXT DESCRIPTION

The project site is located within a residential area that is fully developed except this parcel. The majority of the developments in the area were completed in the 1960's and 70's. Some of the existing lots are larger in particular the homes immediately to the South on Center Avenue and Vine Hill Way south of Center Avenue.

In addition to the standards and criteria provided by the Hidden Lakes Specific Area Plan, and the familiar sections of the City's Zoning and Subdivision Regulations, the proposed project will be subject to the City's recently revised "Planned Unit Development (PUD)" regulations, which were adopted by the City Council in September 2010. The most significant changes from the previous Planned Unit Development (PUD) review processes are:

- The PUD is now an "overlay zoning district," to be either approved or denied by the City Council, after receiving a recommendation from the Planning Commission. (Previously, the PUD was approved by the Planning Commission as a Use Permit).
- All actions linked to the PUD, including but not limited to the General Plan amendment, rezoning of the underlying "base" zoning district (e.g. rezoning from Open Space to R/7.5) – as well as the Vesting Tentative Map – are also to be either approved or denied by the City Council, after receiving a recommendation from the Planning Commission.
- Design Review Approval of architectural finishes may be deferred to separate Planning Commission action subsequent to PUD approval. Only the Design Review Committee review of the site plan is required as part of the adoption of the Planned

Unit Development Plan and Overlay District, and committee comments are discussed further in this report.

DESIGN REVIEW COMMENTS

Design Review Committee held a public hearing on December 10, 2014, took public testimony and recommended approval of the proposed Planned Unit Development with a 2-1 vote.

Those in favor of the project stated the following:

- The site plan is appropriate for the site, matches surrounding densities, however some concern was voiced with respect to the "bowling alley" feeling on "A" street and some care should be given to the landscaping and trees along this street to soften the straight edge of the street.
- The open space or meandering pathway along the perimeter of the site was beneficial to the community and provides access and buffer for the community as opposed to open space in the interior that will only serve the residents of the new development.
- To attempt to link the walkway or at least provide access to Parcel B for the public and residents since currently it is not accessible.
- Alternate the type and size of trees planted so that the trees would mature at different rates allowing for some variety in the streetscape.
- An attempt should be made to split up the bioswale throughout the site instead of a large parcel such as Parcel F. Parcel F is not really a site that can be used by the public it will simply be a large empty parcel so splitting up the needed bioswales needed throughout the site might be beneficial and create buffers between residences without the need to reduce the number of units.
- Work with the Public Works department to continue the bicycle lane on Center Avenue but not if there is a detriment to the pedestrian pathway.
- No on street parking on the projects' two entry ways.
- Driveways shall be of adequate depth to accommodate vehicles without partial encroachment into the public right of way.
- Discuss and condition project to include a method to improve safety on Morello Avenue.

The Design Review Committee member not recommending approvals provided the following comments:

- Applicant should redesign using some of the existing topography and not grade the site fully. Design with the existing topography rather than create a flat site.
- Less rigid site plan
- This is a missed opportunity to not create a "cookie cutter" development.
- Design in a sensitive manner.
- In favor of developing the site but not in this manner.

STAFF ANALYSIS

The Design Review Committee has completed its review of the PUD plan an analysis of the PUD process is found below:

ZONING DESIGNATIONS AND PUD

The proposed designation of R 7.5/PUD overlay (Single Family Residential, 7,500 sq. ft. site area per unit) is consistent with adjacent subdivisions and the majority of residential subdivisions with the Hidden Lakes Specific Plan Area. The proposed site plan is generally consistent with the development standards of the R-7.5 District (including maximum density and minimum yards). The flexible standards of the PUD overlay are primarily needed for setbacks, lot sizes. During future Design Review discussions the Design Review Committee will propose design solutions and address massing. The final design review package will be before the Planning Commission for final approval at a later date.

The proposed project has some lot sizes and setbacks smaller than those permitted in the R 7.5 Zoning District, which allows a lighter grouping of lots in the center of the project site as well as a mix of housing types and sizes. In contrast, a project adhering to the conventional R 7.5 standards would have lots measuring 7500 square feet throughout the development with little or no variation. The variation in lot sizes allows for the clustering of smaller lots in the center and relocation of houses closer to the center or street frontage to allow for either greater rear yards and or the proposed common landscape buffer along a portion of the perimeter of the project site. The lot sizes range from 5077 square feet to 13,046 square feet and a combination of one and two story residences to add variety and interest to the streetscape. In addition, the homes (lots 1-23) along "A" Street will be located at a minimum of 10 feet from front property line to provide sufficient buffer to the existing residences to the north by increasing the rear yard to 30 feet and provide a street frontage that is not static by proposing different home sizes and facades along the street.

One of the potentially significant conflicts is the development of new single family residences along the northern portion of the site immediately adjacent to the existing residential development. The proposed residence will be two stories however they will be setback 30 feet from the rear property line to provide an additional 10 feet of landscape buffer for the existing residences located below. Fortunately, the topography of the site can, in most cases, accommodate the second story along the property lines if the homes are set back an additional 10 feet and no balconies and or porches will be place at the second story to insure limited privacy and noise impacts. But as previously discussed future design review discussions will provide more information regarding the stepping down of two buildings, at least, along the ridge to lessen visual impacts. Once the design has been developed staff will be better able to determine if the additional setback requirement solves the privacy issues raised by adjacent residents.

Open Space and Tree Preservation

In addition, the application includes a generous landscape buffer along Vine Hill Way, Center Avenue and at the entrance on Morello Avenue and preserves the slope and landscaping adjacent to lots 47-49 and 55 (Parcel "B").

Adjacent properties are single family residential, the properties to the west on Pine Meadow Court will not be impacted because the existing slope will act as a buffer in addition the slope is being preserved as an open space parcel (Parcel B). Only one home on the court backs up to the property and the proposed lot adjacent to the existing residential development will be required to set back sufficiently and or propose a house design that minimizes impact. The properties across from the site on Morello Avenue are located an average 60 feet away from the project site, however there are concerns by the residences regarding additional traffic and safety, street design and circulation will be analyzed as part of the review by the Engineering department.

The existing residences to the south along Vine Hill Way and Center Avenue will be buffered by a pedestrian walkway and enhanced landscaping. The rear yards facing both Vine Hill Way and Center Ave will be set back 20 feet from the property line and at least 60 feet from the sidewalk along the street frontage. In addition a 6 foot fence will be erected along the property line. However, as previously stated staff will be working with the applicant and the Design Review Committee to design structures that are properly screened and insure the existence of ample landscaping to buffer the street and limit visibility of the residences along the street.

The applicant has reviewed the plans subsequent to the last public hearing and listened to public testimony and has agreed to preserving Oak Tree #1338. During design review committee comments tree removal was discussed and the committee as a whole supported of removal of the non protected trees such as eucalyptus and evergreens basically because of their poor health and non native status. The applicant has provided an arborist report to support removal of trees and many of the trees slated for development are in fair/poor condition.

ATTACHMENTS

Susan Gustofson – Design Review Comments
Planning Commission Draft Resolution PC 14-05

EXHIBITS

- Landscape Plan prepared by VTA Associates dated December 3, 2014 (2 pages)
Vesting Tentative Map/Tree Survey dated June 16, 2014 (6 pages)

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Comments – Susan Gustofson

General Layout:

I am generally supportive of the proposed layout. Because this layout has not yet been 'developed' with detailed housing designs, aka Massing, detailed spacing elements cannot be analyzed. I understand this is the new 2-phased approach the city now uses.

MASSING: It is important that we reserve the option to slightly amend the layout based on review of the Massing phase of the project. It is suggested that the layout can be adjusted 5%, which means as little as 94 homes or equally, as many as 104 homes. This will allow slight modifications to the site layout after Massing, to account for usable space surrounding the homes based on property slope, housing footprint, and drainage.

I am supportive of mixed housing elements – one and two story homes, 1850 - 3450 sq ft.

Because this project is flattening a hilly area, it would have been more flattering to the development to utilize more of the natural slope and views that this property uniquely presents.

Streets/Access:

It is recommended that no parking is allowed on the two entrance streets up to the first intersection. These areas are high traffic and eliminating parking in these areas should promote safety for vehicles, bicycles, and pedestrians. If it is later determined that parking will not impede the safe use of these areas, the no parking requirements may later be rescinded.

Driveways – Homes should be designed with sufficient driveway depth so that vehicles can be parked completely off the street and not impede the 5 ft. sidewalks.

Bike Lane – Continue the existing bike lane along Center Avenue. If space is available for only one bike lane, this should be on the uphill side, near the walking path. Downhill bike traffic is more easily able to maintain similar speed as motor vehicle traffic.

Open Space Operations, Safety, & Maintenance

I agree with including a perimeter rather than an interior open space. This unites the two adjacent communities with a walking path that is available to all, and aids as a buffer to the adjacent existing homes.

The interior open space should include elements that maximize visibility and minimize random loitering. This is an area that can be prone to crime activities because it is 'hidden'. The personal safety element needs to be fully developed in this area.

I understand the maintenance of the bioswails and open spaces will be primarily the responsibility of the homeowners. Perimeter and interior non-developed or open spaces should be designed to minimize maintenance costs and pedestrian safety issues: adequate and vandal-proof lighting, street visibility, minimizing hidden areas. Address dog waste handling as part of the plan.

Trees:

The developer has proposed 15 gallon trees to replace those removed during grading. The developer also suggested that it is possible to utilize some larger trees (48" pots). I am supportive of planting a variety of tree sizes, 15 gallon and larger. This will improve the site's visual aesthetics.

RESOLUTION NO. PC 14-05

**A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF MARTINEZ,
RECOMMENDING TO THE CITY COUNCIL THE ADOPTION OF A PLANNED UNIT
DEVELOPMENT (PUD) OVERLAY DISTRICT, AND APPROVAL OF A PUD PLAN
AND VESTING TENTATIVE MAP FOR THE DEVELOPMENT OF UP TO 99 SINGLE
FAMILY HOMES PLANNED UNIT DEVELOPMENT ("PINE MEADOWS") ON 25.9
ACRE, PARCEL LOCATED AT 451 VINE HILL WAY
(APN: 162-020-019)
13PLN -0028, SUB#9358**

WHEREAS, the Planning Commission of the City of Martinez held a duly noted public hearing on October 28, 2014 and November 12, 2014 and listened to testimony from the public and recommended adoption of a General Plan Amendment for approximately 25.9 acres of the project site from designation of "Open Space and Recreation, Permanent" to "Residential: 0-6 Units/Gross Acre"; and to rezone the entire 25.9 acre site from M-OS/RF; (Mixed Use Open Space Recreation), to R-7.5/PUD overly (Family Residential, minimum 7,500 square feet per dwelling unit) Planned Unit Development Overlay; and PUD plan/Vesting Tentative Map for the construction of up to 99 single family homes; and

WHEREAS, the Planning Commission on November 12, 2014 adopted PC 14-04 recommending adoption to the City of Martinez City Council of an Initial Study pursuant to the California Environmental Quality Act (CEQA) to address the project's potential impacts on the environment; and

WHEREAS, on the basis of said initial study a mitigated negative declaration has been prepared that states the proposal will not have a significant effect on the environment; and

WHEREAS, the Design Review Committee had not met to provide its recommendation on the Planned Unit Plan prior to the Planning Commission public hearings, a subsequent Design Review Committee Public Hearing was conducted on December 10, 2014 and the Committee recommended approval to the Planning Commission; and

WHEREAS, the Planning Commission of the City of Martinez held a duly noted special public hearing and listened to testimony from the public on January 6, 2015 to reconsider its recommendation with respect to Rezoning the property from M-OS/RF to R 7.5, a 99 unit major Subdivision and Planned Unit Development.

NOW, THEREFORE, the Planning Commission of the City of Martinez resolves as follows:

1. That the above recitals are found to be true and constitute part of the findings upon which this resolution is based.

2. Consistency with General Plan

A. The Planning Commission has reviewed and considered the information contained in the Record, including but not limited to, all staff reports, all oral and written testimony presented at, or prior to, the hearing on the Project and all other matters deemed relevant prior to adopting this resolution.

B. The Planning Commission does, based thereon hereby find that the Project and its design and improvements are consistent with the General Plan and adopts the findings set forth in Exhibit A, attached hereto and incorporated herein by reference.

3. Consistency with the Hidden Lakes Specific Area Plan

A. The Planning Commission has reviewed and considered the information contained in the Record, including but not limited to, all staff reports, all oral and written testimony presented at, or prior to, the hearing on the Project and all other matters deemed relevant prior to adopting this resolution.

B. The Planning Commission does, based thereon hereby find that the Project and its design and improvements are consistent with the Hidden Lakes Specific Area Plan and adopts the findings set forth in Exhibit A, attached hereto and incorporated herein by reference.

4. That in order to recommend approval of the Planned Unit Development (PUD) Overlay District and PUD plan, with the requested exceptions to the R-7.5 Zoning District that are being proposed with Subdivision #9358, the Planning Commission must make the following findings, which it hereby does:

a. **The proposed PUD Plan development is in conformance with the applicable goals and policies of the general plan and any applicable specific plan;**

The project is in conformance to the Housing policies of the Hidden Lakes Specific Plan in particular Section 32.411 in that essential open space masses and vital elements of the terrain are being protected while still allowing development densities reasonably consistent with the patterns established on adjoining properties. Furthermore, Section 32.421 of the Hidden Lakes Specific Plan states that development shall be consistent with the trends in the adjoining lands, as well as with the Martinez General Plan, the housing units should be single family sale units to the extent feasible.

b. **The proposed PUD Plan development can be adequately, conveniently, and reasonably served by public conveniences, facilities, services, and utilities;**

The proposed plan development is immediately adjacent to existing residential developments and established routes to commercial centers both walking, private transportation. In addition the area is largely developed except for this site, and fully serviced by utilities.

- c. **Streets and pedestrian facilities adequate in width and pavement type to carry the quantity and type of traffic expected to be generated by the proposed development;**

The existing streets are improved to carry vehicular traffic from this site. The proposed landscape buffer and meandering pathway on Vine Hill Way and Center Avenue provides a connection between neighborhoods and a trail to walk safely.

- d. **The proposed PUD Plan development concepts are reasonably suited to the specific characteristics of the site and the surrounding neighborhood and the site is physically suitable for the type and density/intensity of development being proposed, adequate in shape and size to accommodate the use and all fences and walls, landscaping, loading, parking, yards, and other features required by this title;**

The site is a 25.9 acre site and is well suited for development of this type. The property is has been used as a golf course for 50 years and is vacant of structures except for a clubhouse and storage sheds. All proposed development can be accommodated on the site.

- e. **The proposed PUD Plan would produce a comprehensive development of superior quality (e.g., appropriate variety of structure placement and orientation opportunities, appropriate mix of land uses and structure sizes, high quality architectural design, increased amounts of landscaping and open space, improved solutions to the design and placement of parking facilities, etc.) than might otherwise occur from more traditional development applications;**

The requested exceptions to front yard will allow the applicant to increase the rear yard setback and provide a buffer for the adjacent property owners to the north. The reduced setback is only necessary for lots 1-23 where the proposed development abuts an existing subdivision and in order to mitigate any visual impacts an additional 10 feet of rear yard setback is required. The density at this site is appropriate since it is an infill site adjacent to existing residential development and existing roadways allowing housing opportunities for single, elderly and first time homeowners to locate in Martinez.

- f. **The location, access, density/building intensity, size and type of uses proposed in the PUD Plan are compatible with the existing and future land uses in the surrounding neighborhood.**

This is an infill site one that lends itself to the proposed type and density of development. It is compatible with existing development in the area because it will provide a housing opportunity site in an area that is largely built out and desirable. The area is easily served by existing roadway network and in close proximity to freeways.

5. Notwithstanding exceptions to the aforementioned zoning regulations, for which the

above Planned Unit Development findings were made, the Planning Commission finds the proposal substantially conforms to the requested R-7.5 Zoning District, the State Subdivision Map Act, and Title 21 ("Subdivisions") of the Martinez Municipal Code, and hereby recommends that the City Council approve the Vesting Tentative Map for Major Subdivision #9358.

6. All the findings contained above are part and parcel of this Resolution and are incorporated herein by this reference.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission, based on its independent judgment, does hereby find and resolve as follows:

NOW, BE IT FURTHER RESOLVED that the Planning Commission recommends to the City Council the adoption of a Planned Unit Development (PUD) overlay district, and approval of a PUD plan and vesting tentative map for the development of a up to 99 single family, with the attached conditions of approval, incorporated herein by this reference

I HEREBY CERTIFY that the foregoing is a true and correct copy of a resolution duly adopted by the Planning Commission of the City of Martinez at a regular meeting of said Commission held on the 6th day of January 2015:

AYES:

NOES:

ABSENT:

ABSTAINED:

BY: _____
Dina Tasini, Planning Manager/Clerk Pro Tem

EXHIBIT A

Planning Commission Resolution _____

“The Meadows Subdivision”

FINDINGS OF CONSISTENCY WITH THE GENERAL PLAN

The proposed project, Planned Unit Development which consists of subdividing a 25.9 acre project area into 99 single family residential homes is consistent with policies of the Martinez General Plan, components thereof, including, but not limited to the following:

Land Use Element:

21.2 Land to remain for open uses is designated Public Permanent Open Space or Open Space/Conservation Use Land. These designations shall apply where the following conditions are prevalent: natural conditions such as steep or potentially unstable slope, hazardous geologic conditions, watershed stability and flood hazards, seismic hazard, and fire hazard, which constitute major constraints to development or threats to life and property, where soils, land forms, vegetation, watersheds, creekways and water bodies combine to provide either a significant habitat for wildlife or agricultural resource and where land forms, vegetation, waterways and surfaces constitute a major scenic and recreational resource which should be preserved either for purposes of public use or protection and shaping of the scenic setting of the community.

Facts of Support: The project site is not within an area which is steep or on a potentially unstable slope, there are no hazardous geologic conditions, watershed stability or flood hazard issues. The project site contains no major constraints to development or threats to life and property. The project site has been a private golf course for the past 50 years and has been fully developed as such and includes commercial activities such as a restaurant/bar, golf course and pro shop . There is no significant habitat or wildlife existing on the site. The project site is not a public recreational resource, and as a golf course does not shape the scenic setting of the community. The project site no longer holds the same natural terrain or features it is a man made environment.

21.22 Zoning and other regulatory powers shall be used to maintain open space use where there are substantial threats to life and property or where private open space uses are appropriate. Appropriate private open space uses include agricultural, grazing, open space recreational uses such as camp facilities or residential uses where such uses and related facilities such as roads and parking areas constitute less than two percent of the entire land area where the balance of the land is retained in a natural state or agricultural state.

Facts of Support: The project site is currently operated as a private golf course with a restaurant and bar. It is not public open space. The use has continually been operated by a private enterprise and used

by those who paid to play golf or eat at the site. The land was and is not being used as open agricultural or grazing lands and no camp facilities or associated public services.

21.23 Dedication shall be required for open spaces having scenic, recreation or habitat value where natural and man-made conditions permit economic use of a sufficient portion of the land holding with lower open space values. The balance shall be developed in accordance with other general plan policies.

Facts of Support: The entire site is privately owned. No portion of this site has been dedicated nor has there been a determination that the site as a whole has scenic, recreation or habitat value. However, the property owner will be required to dedicate the perimeter pedestrian pathway, with existing and added trees and other open space parcels as part of the proposed development.

21.312 To respect the established physical patterns of these neighborhoods, new residential structures should be similar in scale and type of accommodations to existing units.

Facts of Support: The proposed project is similar in size and scale of the existing residences.

OPEN SPACE ELEMENT

22.3 Permanent Open Space Lands Policies

22.31 Land subject to landslide hazard or of excessively steep slope should be dedicated to public or private permanent open space use.

Facts of Support: The proposed project site is not located within a landslide hazard area or on an excessively steep slope. The property has been used as a private golf course for 50 years largely graded and the portion of the site that is greater than 30 percent slope will remain undeveloped.

HIDDEN LAKES SPECIFIC AREA PLAN

32.21 To preserve large masses of natural permanent open space areas for their ecological, environmental, aesthetic and recreational value to the health, safety and welfare of present and future residents.

Facts of Support: The existing project site is developed as a commercial golf course and is not considered a natural area of mass of land.

32.22 To conserve the natural form and visual quality of the land and vegetation.

Facts of Support: The project site is a privately owned golf course, which has been graded and landscaped with non native vegetation and has been operating as a golf course for 50 years. The site includes well manicured lawns, parking, restaurant and pro shop.

32.23 To ensure that future development will preserve and enhance these qualities, while meeting needs for housing.

Facts of Support: The hidden lakes specific plan area includes approximately 190 acres of open space within the 565 acres of land. The project site is surrounded by housing developments of similar size and configuration, and will enjoy the same amenities provided by the existing open space both passive and active, providing needed housing.