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STAFF REPORT

Item # 5

To: Lemoore Planning Commission
From: Gloria A. Hobbs, Assistant Planner, Holly Smyth, Planning Director
Review Date: November 28, 2011
Subject: Planned Unit Development Application #2011-03 for Lennar Fresno, Inc. to utilize new floor plans and elevations on the remaining 37 vacant lots in Tract 821 Phase II – known as “Davante Liberty” Subdivision

Background:

In June 27, 2011, Planning Commission reviewed submitted revised floor plans, elevations and overall plot plans for Phase II of Tract 821 submitted by Lennar Fresno, Inc. who is interested in purchasing the 37 lots in Phase II. After holding a public hearing on the application, the Planning Commission denied the revised plans based on public comments and found the proposed revisions did not meet Items #6 and #28 of the PUD Guidelines. Item #6 stating “City may require all dwellings, depending on the project location, to be of the same architectural character”. Item #28 of the PUD Guidelines as they relate to aesthetics and variability of the homes and were not of a similar quality to the originally approved plans for Davante Villas Subdivision Tract 821 Phase II. At that time the applicant stated that they were unwilling to change the façade to stucco, garage doors to match existing subdivision, and the addition of a courtyard feature, completely changing the character of the homes without pricing the homes out of the market. The City Council affirmed the Planning Commission’s decision to deny the revised plot plans, floor plans and elevations.

According to the applicant, Lennar Homes, Inc., Davante Homes, the property owner, asked them to pursue and modify their plans to have character more suited to the existing neighborhood. The letter from the applicant dated September 21, 2011, states that they have amended the previous plans and have incorporated, 1) 5 home plans, with 2 different elevation options, 2) roof lines of each plan vary between the elevation options, 3) roof material vary between flat and barrel tiles, 4) all homes are stucco with stone veneer accents, 5) color palette for the homes will be compatible with the existing homes, 6) garage and porch openings have been arched on at least 1 elevation option for each model and will be “carriage house” style with windows in the top of the panels to match existing subdivision, 7) carriage lights will be installed on each side of the garage door opening, 8) front doors and window shutter accents will be Mediterranean style, 9) decorative transom windows with iron bar accents have been added to some models that mimic some of the existing homes, 10) homes on corner lots will wrap the outside corner with veneers or wainscoting for a distance of 3’.

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Lennar Fresno, Inc., the new developer, has submitted an application with revised floor plans, elevations and overall plot plan for the 37 lots which includes lots 168 through 174, Lots 177 through 180, lots 184 through 186, lots 188, 189, 192, 193, 194 and 242, and lots 195 through 210 and lot 221 of Phase II of the Subdivision (which are south of Fallenleaf Drive). The PUD application requires a public hearing at Planning Commission (which has been noticed in the paper as well as a notice sent to property owners within 300' from the exterior perimeter of the project area and posting on the project site) and the passage of a resolution with a ratification/modification/denial resolution passed by City Council. The developer mailed letters to the current occupants of the subdivision to invite them to a community meeting held on October 18, 2011 to get input on the new revised plans.

Staff has reviewed this project to determine that the proposed house designs and plot plan layout meet all the applicable PUD Design Guidelines (most current PUD Guidelines are in the attached Resolution #2009-02). Policies #3 and #28 are the most subjective and will take a determination by the Planning Commission if the proposed plans, elevations and floor plans conform.

The five (5) new floor plans are proposed with a total of two (2) different looking elevations ranging from 1,694, 1,905, 2,000, 2,223, and 2,257 square foot single story homes with 3-4 bedrooms, 2-3 bathrooms with distinct architecture styles and would utilize a color palette to be compatible with the existing homes. The existing Phase II includes six floor plans with three elevations each (for a total of 18 different elevations) with an earth tone color palette and Mediterranean in design. The four single story plans contain 1,684, 1,875, 2,030, and 2,416-2,655 square feet of house area. The 2-story plans contain 2,049 – 2,872 and 3,084-3,324 square feet of house area. Plans range from 3-6 bedrooms with 2-3 bathrooms.

Because Section 9-4-3H and J of the Lemoore Municipal Code requires storage on residential properties within the front or side yard to be screened from view by a minimum six foot (6') high solid fence, it is determined that all sideyard setbacks on the garage side of the floor plan should be at a minimum 6' to allow storage of trash containers and fire department access or 10' to allow future expansions to driveways in a continuous fashion to allow the storage of recreational vehicles. All lots meet the 10 ft. sideyard setback on the garage side of the floor plans, 5 foot setback on opposite side yard, 10 foot on rear yard and vary from 18' to 25' front yards setbacks. It appears that all garages are no more than 5' in front of main house wall which is required of all plans. Floor Area ratios for all lots are less than the 40% maximum allowed.

Item #3 of the PUD Guidelines states "not more than three (3) dwelling units on facing or adjoining lots should be of the same model floor plan, and building elevations with the same floor plan and adjoining lots should have elevation features that sufficiently vary from each other". This rule is often referred to as the "six-pak rule" where as you look at a block of six houses, three (3) adjacent to one another and (3) facing adjacent units, are substantially varying. Over the last eight years of Planning Commission and City Council design review, "sufficiently vary" has meant that the elevations have at least 5 substantial features varying on the plans from the following list:

- Front door entry details vary substantially
- Main roof spans are totally different from one another
- Minor roof spans types differ
- Garage details vary (add windows or change framing type that surround opening)
- Architecture types/features vary
- Window types varying in grid design and/or framing details around window
- Courtyards are added
- Roof material varies
- Veneer of façade face varies

Based on the above features list, staff has reviewed the submitted plans with changes discussed in September 30, 2011 letter and overall plot plan layout for the remaining lots and finds that the elevations vary sufficiently as plotted on the overall plot plan.

In looking at the intent of item #28 new or modified plans shall incorporate aesthetics and variety in home types and be of a similar quality to the originally approved plans. The original approved Davante elevations are included in your packet along with the proposed Lennar Fresno, Inc. elevations. The differences between the original plans and the revised plans are as follows:

Design Character	Original Subdivision	Proposed by Lennar Fresno, Inc.
Roof material/pitch	-Tile roofs throughout in various colors on a steeper 5/12 and 6/12 pitch roof which makes house height taller with storage space -Only two of the six plans have predominate ridge line parallel with street, most roofs incorporate hips	Letter dated 9/21/2011 states that roof materials will vary between flat tiles and barrel tiles similar to the existing neighborhood. -All plans have predominate ridge line parallel with street
Porches/Courtyards	-Large front porches/courtyards on the front of all plans	-Only Plan 129 proposes a useable porch -At least one floor plan should incorporate ½ wall porch feature to mimic large outdoor space as many plans have in the DeVante Villas Tract
Elevations	-Used 6 plans with 18 elevations which substantially varied from one another (i.e. all elevations have different roof structures, garage door features, window types, column types, vertical roof vent details, porch enclosure materials, and other small details on 96 single family lots (of which 59 are constructed). -Garage doors have a different design feature and color -Four of the six plans incorporate pronounced architectural detailing at the entry areas	-Proposed 5 plans with 2 elevations that vary from one another. All plans show the same front doors and window shutters. The applicant proposes front doors and window shutter accents will be Mediterranean style, decorative transom windows with iron bar accents have been added to some models that mimic some of the existing homes -Letter dated 9/21/2011 states that garage doors will be “carriage house” style and will have windows in the top of the panels to match existing subdivision. -Carriage lights will be installed on each side of the garage opening. -None of the plans incorporate separate architectural styling at door entries
Stories	-20 homes of the 59 existing built homes in this phase are two story and 39 are single story. An additional eleven (11) 2-story homes would have been built within remaining 37 lots. -Single-story and two-story homes have a mixture to form an interesting skyline and architectural interest.	-All plans are single story. Plan 206 is a single story with a two story look because of the two dormer windows on top of the main roof. Eight of these plans are shown in the overall pre-plot plan.
Wrap architecture	Front façade wraps minimum 3' to the fence line down corner lots.	Letter dated 9/21/2011 proposes wrap features only on corner lots for a distance of 3'.
Façade material	Stucco, stucco with brick, or stucco with stone	- Homes will be stucco with stone veneer accents.

It is staff's opinion that the elevations, with the information provided on the 9/21/2011 Lennar letter, will blend better than the previous submittal with the existing house designs within the built portion of phase two with the added features. However, staff recommends that Planning Commission require a ½ wall porch courtyard be added to Plan 155 to reduce the open look of the front of the home and better integrate with existing neighborhood. Plan 129 is the only plan that proposes a useable porch. Additionally, Planning Commission needs to determine if the design quality of the plans is similar to the quality of the originally approved plans.

Environmental Impact:

The proposed application meets the categorical exemption criteria under CEQA Article 19 Categorical Exemptions Section 15305-Minor Alterations in Land Use Limitations. Therefore, this determination is included in the draft resolution.

Recommendation:

Staff recommends that the Commission review staff information, conduct the noticed public hearing, and incorporate any needed modifications to the draft resolution (based on if you believe the elevations will substantially vary within the "six-pak" and are of similar quality design to the original subdivision) and adopt Resolution #2011-13 adopting a categorical exemption under CEQA and approving the new Overall Plot Plan, floor plans, and elevations with conditions stated therein.