



# STAFF REPORT

## CITY COUNCIL

DATE: May 4, 2021

TO: Honorable Mayor and City Councilmembers

FROM: Linda Smith, City Manager

SUBJECT: East Ranch Study Session (PLPA-2020-00028)  
Prepared by: Robert Smith, Associate Planner

### EXECUTIVE SUMMARY:

The Applicant, Trumark Homes, LLC, proposes to develop a 573-unit residential project with six neighborhoods, two neighborhood parks totaling 11.5 acres, and a two-acre Semi-Public site reserved for affordable housing located on Croak Road east of Fallon Road. They have submitted an application for a Planned Development Zoning Stage 2 Development Plan and Vesting Tentative Map, along with a proposal to satisfy the requirements of the Inclusionary Zoning Regulations. The City Council will hold a Study Session and provide feedback to Staff and the applicant regarding the proposed project. No formal action will be taken or approvals granted for the project at this meeting.

### STAFF RECOMMENDATION:

Receive the presentation and provide Staff and the Applicant with feedback on the overall project, location of the proposed parks, and the applicant's proposal to satisfy the requirements of the Inclusionary Zoning Regulations.

### FINANCIAL IMPACT:

All costs associated with processing the development applications are born by the Applicant.

### DESCRIPTION:

The 165-acre East Ranch project site (formerly referred to as the Croak Property) is an undeveloped parcel located within the Fallon Village area of the Eastern Dublin Specific Plan (EDSP). The subject property is located north of Interstate 580, east of Fallon Road and the Jordan Ranch development, south of the Positano development, and adjacent to the City's eastern City Limit as shown in Figure 1 below. The undeveloped site generally increases in elevation from south to north with large background hills in the northeast portion of the property.

Figure 1. Vicinity Map



**Background**

On January 7, 1994, the City Council adopted the EDSP which has subsequently been amended. The EDSP provides a comprehensive land use program for the planning area of roughly 3,300 acres, along with goals and policies to guide future public and private actions relating to the area’s development.

On December 20, 2005, the City Council adopted a General Plan and Eastern Dublin Specific Plan Amendment for the Fallon Village area which includes the East Ranch property. Related actions included adopting Planned Development (PD) zoning with a Stage 1 Development Plan (Ordinance No. 32-05) to establish regulations for the allowed land uses associated with development, improvement, and maintenance of the project area. The General Plan and Eastern Dublin Specific Plan assigned land use designations for the East Ranch site is shown in Table 1 below. Development was generally assumed at the mid-point density for a total of 573 residential units.

Table 1. Existing Land Use Designations

Land Use Designation	Acres	Allowed Density Range	Allowed Unit Range	Assumed Density	Assumed # of Units
Single-Family Residential	115.4	0.9-6.0	10-692 units	4 du/acre	469
Medium Density Residential	10.4	6.1-14	62-146 units	10 du/acre	104
Rural Residential/Agricultural	19.4	0.01-0.8	--	--	--
Neighborhood Park	11.5	--	--	--	--
Semi-Public	2	--	--	--	--
Open Space	6.8	--	--	--	--
Total	165.5	--	--	--	573

On December 2, 2008, the City Council amended the Stage 1 PD (Ordinance No. 45-08) to establish development standards for private yards within the Medium Density Residential land use designation of the Fallon Village area. Standards require that at least 50% of the Medium Density units include private yards that meet the following minimum standards: a) minimum 400 square feet of contiguous private, flat yard area; b) minimum dimension of 18'x18'; and c) include privacy fencing. Additionally, common areas shall be provided for units that do not have a private yard meeting the minimum standards.

On October 15, 2019, the City Council held a Study Session and received a presentation on a Pre-Application submitted by Trumark Homes for the East Ranch project. The proposal included development of 573 residential units, as shown in Figure 1 and Table 2 below, including approximately 261 age-qualified units, two parks totaling 11.5 acres, and a two-acre Semi-Public site on 165.5 acres. The age restricted portion of the project was proposed for individuals of 55 years or older. Three home types were proposed, including 96 triplexes, 100 park court style single-family homes, and 65 single-family homes on 50'x95' lots.

Figure 1. Pre-Application Site Plan 2019



Table 2. Pre-Application Proposal

Land Use Designation	Acres	Assumed Density	Assumed # of Units
Single-Family Residential	115.4	4.1 du/acre	477
Medium Density Residential	10.4	9.2 du/acre	96
Rural Residential/Agricultural	19.4	--	--
Neighborhood Park	11.5	--	--
Semi-Public	2	--	--
Open Space	6.8	--	--
<b>Total</b>	<b>165.5</b>	<b>--</b>	<b>573</b>

**Current Project**

Since the City Council reviewed the Pre-Application for East Ranch in October 2019, Trumark Homes has further refined their project proposal and submitted their formal application for the East Ranch project as shown in Figure 2 below and project plans included as Attachment 1. The location of parks and the Semi-Public site have been modified to respond to feedback at the last Study Session, as has the proposed age-restricted component as further discussed below. The application is currently under review. The proposed project continues to include 573 residential units with six neighborhoods, two public parks totaling 11.5 acres, and a two-acre Semi-Public site that would be reserved for affordable housing. The application is for a Planned Development Zoning Stage 2 Development Plan and Vesting Tentative Map to subdivide the property.

Figure 2. Formal Application Site Plan 2021



The proposed Stage 2 Development Plan includes development and architectural standards, and a detailed site plan for 573 residential units in six distinct neighborhoods. Project density would range from 3.3 to 10.3 dwelling units per acre and four architecture styles are proposed: Traditional Farmhouse, Modern Farmhouse, California Revival, and Contemporary, as shown in the project plans (Attachment 1). A Site Development Review Permit (SDR) is required prior to development of each neighborhood (the current application does not include a SDR permit). The future SDR application would require review and approval by the Planning Commission.

Single-family residential units are proposed within five neighborhoods totaling 465 residential units. Although the specific design of these homes is not proposed at this time, the concept example architecture provided in Attachment 1 includes a combination of one- and two-story homes, a variety of colors and materials, and a minimum two-car garage. Table 3 provides a summary minimum lot size in each of the five single-family neighborhoods.

Table 3. Summary of Minimum Lot Size

Neighborhood	No. Lots	Minimum Lot Size
1	100	6,500 SF
2	97	5,225 SF
3	88	5,500 SF
4	85	3,960 SF
5	95	3,360 SF

For the sixth neighborhood, the Applicant proposes to develop 108 Medium-Density residential units. They have requested the option to choose, at the time that portion of the project is developed, whether these will be age-qualified units. If the neighborhood is not age-qualified, it would be composed of a combination of two- and three-story townhomes. If the neighborhood is age-qualified, the neighborhood would be composed of three-story condominiums with an approximately 39,000-square-foot amenity site that would include a clubhouse, fitness studio, and recreational pool. This portion of the development would be gated with restricted access.

The City's Inclusionary Zoning Regulations (DMC Chapter 8.68) require all new residential projects of 20 units or more to construct 12.5% of the total number of units as affordable units or satisfy the requirement through exceptions or alternatives approved by the City Council. The units shall reflect the range of numbers of bedrooms provided in the project as a whole but may be smaller in size. The exceptions and alternatives allowed by the Inclusionary Zoning Regulations include the following: a) payment of fees in-lieu of constructing up to 40% of the units; b) off-site projects; c) land dedications; d) credit transfers; and e) waiver of requirements or alternative methods of compliance as approved by the City Council.

The proposed East Ranch project generates a requirement to provide 72 affordable units. The Applicant is proposing an alternative method of meeting this requirement as follows:

- Construction of 18 deed-restricted accessory dwelling units (to satisfy 25% of affordable requirement);
- Payment of in-lieu fees for 18 units (to satisfy 25% of the affordable requirement). Based on the current in-lieu fee of \$206,386/unit (the in-lieu fee is adjusted annually on July 1 for

CPI) this payment would be \$3,750,948.; and

- Dedication of the two-acre Semi-Public site for a future affordable housing project to satisfy the requirement for 36 units (to satisfy 50% of the affordable requirement).

As part of the Housing Element Update, the City recently initiated a General Plan Amendment Study to change the existing land use designation of two sites, including the two-acre site on the East Ranch property, from Semi-Public to Public/Semi-Public to allow a broader range of uses, including the potential for affordable housing developed by a non-profit entity. Changing the General Plan land use designation of the two sites to Public/Semi-Public would increase the availability of land for affordable housing, contributing to the City's ability to meet its Regional Housing Needs Allocation (RHNA).

The City Council is being asked to receive a presentation regarding the proposed project and provide Staff and the Applicant with feedback on the overall project, location of the proposed parks, and the applicant's proposal to satisfy the requirements of the Inclusionary Zoning Regulations.

**ENVIRONMENTAL REVIEW:**

Pursuant to the requirements of the California Environmental Quality Act (CEQA), the proposed project is currently undergoing environmental review. Prior to future action on the development applications, the Planning Commission and City Council will consider the environmental document for the project.

**STRATEGIC PLAN INITIATIVE:**

None.

**NOTICING REQUIREMENTS/PUBLIC OUTREACH:**

A copy of this Staff Report was provided to the Applicant and the City Council Agenda was posted.

**ATTACHMENTS:**

- 1) Project Plans dated January 29, 2021