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TO: Planning Commission

MEETING DATE: November 12, 2024

FROM: Erin Ventura, Contract Planner

SUBJECT: Discussion- Broadmeadows Estates 10 Lot Subdivision- Northeast corner of Golden Hills Drive and Broadmeadows Drive, (APN 040-030-060 and 040-232-001[Portions])

RECOMMENDATION:

No action is required at this time. Staff is asking for direction only.

BACKGROUND:

On June 10, 2024, and July 8, 2024, an application for an Initial Study/Negative Declaration, Vesting Tentative Subdivision Map #182/General Plan Land Use Amendment/Pre-zone was brought to the Planning Commission during a Public Hearing. At the June 10, 2024 Planning Commission meeting the application was continued. At the July 8, 2024 Planning Commission meeting the application was denied by the Commission.

The applicant appealed the Planning Commission's decision to the City Council. On August 26, 2024 the City Council reviewed the application and denied the applicant's appeal.

Minutes from the June 10, 2024 and July 8, 2024 Planning Commission, and August 26, 2024 City Council meeting have been attached to this report.

DISCUSSION:

During the discussion at the City Council meeting, the Council directed the applicant to work with the Planning Commission on a number of issues, with one of the primary issues for the Council being a walking path from the project site to downtown.

The applicant listened to the public, the Commission and the Council and has requested the opportunity to address issues raised.

Over the last couple of months the applicant has been working on different alternatives for a walking path from the project site to downtown. The applicant has come up with 5 possible alternatives (Walking Path Narrative) with 3 being feasible.

Alternative 3 on the "Walking Path Narrative" is listed as Alerative 1 on the map.

Alternative 4 on the "Walking Path Narrative" is listed as Alerative 2 on the map.

Alternative 5 on the "Walking Path Narrative" is listed as Alerative 3 on the map.

Staff's concern with "Exention of Golden Hills" (Alternative 1 on the map) is that it involves another "project" that has been put on hold. Over the years staff has processed Panner Creek and

Broadmeadows as two separate projects, in terms of environmental review per the applicant, and has told the applicant they cannot move forward with Panner Creek until Broadmeadows is complete. If Alternative 1 through Panner Creek is the desired alternative staff will recommend that both projects be processed together, with additional environmental review. Alternative 1 is land that is already owned by the developer but will require an extensive easement to connect to Eureka Road or a bidge to connect to Church Street.

Staff at this time does not have an opinion on Alternative 2.

Alterative 3 is the shortest distance and utilizes the pump station's existing driveway. This alternative does require an easement over a private property that has not been obtained.

The applicant is looking for discussion and direction regarding the walking path alternatives proposed.

There were additional issues brought up by both the Planning Commission and the City Council which have not yet been addressed by the applicant, and may also be discussed during this meeting.

At this time the Planning Commission is not making a determination as to whether or not they will approve the project, they are only discussing issues and potential responses by the applicant to help guide their resubmission.