

RESOLUTION 2018-_____

RECOMMENDING CITY COUNCIL DENIAL OF AN AMENDMENT TO THE REDBRIDGE PLANNED UNIT DEVELOPMENT AND A DEVELOPMENT REVIEW PERMIT TO INSTALL COMMUNITY GATES AND A GUARD HOUSE FOR THE REDBRIDGE SUBDIVISION APPLICATION NUMBERS PUD18-0001 AND D18-0014

WHEREAS, On June 1, 1999, the City Council approved the Redbridge Planned Unit Development (PUD) and Vesting Tentative Subdivision Map for the Redbridge subdivision, consisting of 438 single-family residential lots with private streets, alleys, and parks on approximately 138 acres located in the vicinity of Redbridge Road and Lammers Road, and included a condition of approval related to the timing of gate installation and requirements for a temporary public access easement (City Council Resolution 99-194); and

WHEREAS, On April 4, 2000, the City Council approved an amendment to the conditions of approval for the Redbridge PUD and Vesting Tentative Subdivision Map related to private streets, setbacks, and private parks (City Council Resolution 2000-107); and

WHEREAS, Condition of Approval B.16(e) of the Redbridge PUD required a temporary public access easement allowing the use by the public of School House Road to Redbridge Road to Lammers Road, until such time as Schulte Road is completed; and

WHEREAS, The timing for the completion of Schulte Road is uncertain; and

WHEREAS, On May 24, 2018, the Redbridge Owners Association submitted an application for the following: (1) an amendment to the Redbridge PUD to remove Condition of Approval B.16(e) and replace with new language that permits the immediate installation of gates at Redbridge, Application Number PUD18-0001; and (2) a Development Review permit to approve the design details of the proposed community gates and guard house; and

WHEREAS, The City conducted a traffic impact analysis to evaluate the potential level of service impacts of limiting traffic through the Redbridge subdivision; and

WHEREAS, A Memorandum of Traffic Impact Analysis was prepared by Kimley Horn & Associates, which concluded that from the standpoint of vehicle traffic operations and delays at intersections, there would be no significant impacts to levels of service and no mitigation measures would be needed; and

WHEREAS, The subject property is zoned Planned Unit Development (PUD) and designated Residential Low by the General Plan; and

WHEREAS, An Initial Study/Mitigated Negative Declaration was adopted by the City Council on December 6, 1994 for the Corral Hollow West project, which included the gated Redbridge subdivision; and

WHEREAS, The Planning Commission conducted a public hearing to review and consider the application on October 10, 2018;

NOW, THEREFORE, BE IT RESOLVED, That the Planning Commission of the City of Tracy hereby recommends that the City Council take the following actions:

1. Deny the proposed amendment to the Redbridge Planned Unit Development (Application Number PUD18-0001) because it would be in conflict with the conditions of approval previously approved by City Council (City Council Resolutions 99-194 and 2000-107).
2. Deny the proposed Development Review permit to install community gates and a guard house for the Redbridge subdivision (Application Number D18-0014) because it would be in conflict with the conditions of approval previously approved by City Council for the Redbridge Planned Unit Development (City Council Resolutions 99-194 and 2000-107).

The foregoing Resolution 2018-_____ was adopted by the Planning Commission on the 10th day of October 2018, by the following vote:

AYES: COMMISSION MEMBERS:
NOES: COMMISSION MEMBERS:
ABSENT: COMMISSION MEMBERS:
ABSTAIN: COMMISSION MEMBERS:

CHAIR

ATTEST:

STAFF LIAISON