

AGENDA ITEM 1.B

REQUEST

PUBLIC HEARING TO CONSIDER 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. THE APPLICANT IS THE REDBRIDGE OWNERS ASSOCIATION. APPLICATION NUMBERS PUD18-0001 AND D18-0014

DISCUSSION

This agenda item involves a Planning Commission public hearing to make a recommendation to the City Council regarding a proposal by the Redbridge Owners Association to install two community gates and a guard house for the Redbridge subdivision. Specifically, the Planning Commission will be asked to make a recommendation to the City Council on the following items:

- An amendment to the Redbridge Planned Unit Development (PUD) to remove a condition of approval that required temporary public access through the Redbridge subdivision until the completion of Schulte Road and replace with a condition of approval that permits the immediate installation of gates at Redbridge (Application Number PUD18-0001).
- A Development Review Permit to approve the specific design details of the proposed community gates at both entrances to the subdivision and a guard house at the intersection of Redbridge Road and Lammers Road (Application Number D18-0014).

Background

The Redbridge subdivision was approved by City Council as a gated community with conditions of approval related to the timing of gate installation and requirements for a temporary public access easement. On June 1, 1999, the City Council approved the Preliminary and Final Development Plan and Vesting Tentative Subdivision Map for the Redbridge subdivision, consisting of 438 single-family lots on approximately 138 acres located in the vicinity of Redbridge Road and Lammers Road, Application Numbers 10-99-D and 4-99-TSM (Attachment A: City Council Resolution 99-194). The Redbridge subdivision was approved as a gated community with private parks, streets and alleys. Condition of Approval B.16(c) required a public access easement for all private streets and alleys. Condition of Approval B.16(e) states that after completion of the construction of Schulte Road, connecting Corral Hollow Road and Lammers Road, the Subdivider or homeowners association may apply to the City to vacate the public access easement. The complete conditions of approval are included in Attachment A.

On April 4, 2000, the City Council approved an amendment to the conditions of approval for the Redbridge Planned Unit Development and Vesting Tentative Subdivision Map relating to private streets, setbacks, and private parks (Attachment B: City Council Resolution 2000-107). As part of this amendment, Condition of Approval B.16(e) was amended to read as follows:

The Subdivider(s) shall provide a temporary 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. The temporary public access easement shall include in its terms a specific provision that the temporary easement shall terminate upon the completion of Schulte Road, and the Public Works Director shall be empowered to issue and deliver a Quitclaim Deed, quitclaiming any interest in the private streets when and if Schulte Road is completed. In accordance with the California Vehicle Code Section 21107.5, until Schulte Road is completed, no person shall erect a sign to indicate that any private street within the subdivision is not subject to public traffic regulations or control. Following the completion of Schulte Road and the termination of the temporary public access easement, the City shall adopt an ordinance or resolution pursuant to Vehicle Code Section 21107.7 providing for the enforcement of public traffic regulations including but not limited to the provisions of the Vehicle Code by the City Police Department upon private streets. The Subdivider shall post signs at all entrances and exits to the project in a form approved by the City Engineer which indicate that the private streets shall be maintained by the Homeowners Association (HOA) and that the private streets are subject to the provisions of the Vehicle Code and other public traffic regulations or controls.

The temporary public access easement was never recorded by the developer, but the requirement for public access still remains as part of the PUD approval.

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 a condition of approval that permits the immediate installation of gates at Redbridge, Application Number PUD18-0001; and (2) a Development Review permit to approve the specific design details of the proposed community gates and guard house at the intersection of Redbridge Road and Lammers Road, Application Number D18-0014. The application included a letter prepared by the applicant's attorney, Amara Morrison, which states the applicant's rationale for the request (Attachment C: Applicant's Letter). The application also included plans which show the proposed design details for the community gate, guard house, and landscaping at Redbridge Road and Lammers Road (Attachment D: Site Plan, Landscape Plan, Elevations, and Floor Plan). No new plans were shown for the eastern gate at the Blackstone entrance, as a gate was installed at that location in 2006, as discussed below.

Analysis

The primary question to consider for this agenda item is whether the City should allow the immediate installation of gates at Redbridge. The direction from the City Council at the time of approval of the Redbridge PUD was to require temporary public access through the Redbridge subdivision until the completion of Schulte Road, as stated above in Condition of Approval B.16(e).

Allowing temporary public access through Redbridge until the completion of Schulte Road was considered beneficial because it improves connectivity between neighborhoods. For example, it allows surrounding neighborhoods a shorter traveling distance to George Kelley Elementary School, Kimball High School, and other points of interest. However, there are existing alternative routes of travel between Corral Hollow

Road and Lammers Road in the vicinity of the Redbridge subdivision, which include Old Schulte Road, 11th Street, and Valpico Road.

Schulte Road Extension

The timing for the completion of Schulte Road is unknown. Schulte Road is planned as a major east-west arterial roadway and will eventually provide a connection to Lammers Road. The timing for extension of Schulte Road to Lammers Road is dependent on either the timing for development of adjacent properties or the timing of when adequate funds have been collected by the Transportation Master Plan Development Impact Fee Program.

Traffic Impact Analysis

Prior to the application submittal, the City conducted a traffic impact analysis to evaluate the potential level of service impacts of limiting traffic through Redbridge (Attachment E: Memorandum of Traffic Impact Analysis, prepared by Kimley Horn & Associates). From the standpoint of vehicle traffic operations and delays at intersections, the findings concluded that there would be no significant impacts and no mitigation measures would be needed.

General Plan Conformity

The City of Tracy General Plan includes multiple policies related to encouraging connectivity between neighborhoods and discouraging gated communities (Attachment F: General Plan Policies related to Neighborhood Connectivity). Redbridge was previously approved as a gated community, predating these policies.

Gated Residential Projects in Tracy

The City recently approved a gated subdivision, known as Tracy Village, which is an age-restricted (senior) residential subdivision. General Plan Policy P6 of Objective CC-2.2, states that gated communities may be considered for housing with specialized clientele such as senior citizens.

Existing residential gates in Tracy are mainly associated with multi-family housing projects that are medium to high density. Examples include projects such as Villages at Summergate (west of McKinley Village shopping center), Aspire I and II (north of Winco), Almondwood Terrace (vicinity of MacArthur Drive and Schulte Road), and the recently approved (2017) Harvest project (Henley Parkway). All of these examples are apartments or condominiums.

Redbridge's Existing Eastern Gate (Blackstone Drive)

The Redbridge Owners Association installed a gate at Blackstone Drive in 2006, based on a City letter to the Redbridge Owners Association, dated August 15, 2005, which indicated approval of the gate (Attachment G: City Letter Regarding Eastern Gate). An electric (Building) permit was issued for the gate on January 23, 2006 (Building Permit Number 06-0086).

Notwithstanding the administrative approval for the Blackstone gate, the formal approval process for the existing gate requires City Council action, same as the proposed western gate. If City Council is to approve the proposed western gate, staff recommends that the conditions of approval also address design improvements for the existing eastern gate.

The existing eastern gate stretches directly across Blackstone Drive. Staff has informed the applicant that the existing improvements do not meet City Standards for how a street should terminate. If the proposed western gate is to be approved, staff recommends that improvements be made to the termination of Blackstone Drive, as stated in the draft conditions of approval. The recommended improvements include modifications to the configuration and design of the street curb line, as well as the addition of lights and signage to provide cautionary warnings of the dead end street. The applicant has stated that they are agreeable to making such improvements to the existing eastern gate.

Design of the Gate/Guard House

The new gate at Redbridge Road would contain the following design elements:

- A tubular steel fence and electric gate with stone veneer pilasters, precast caps, and community logo
- Accent pavers in the street
- Center median with landscaping and additional trees
- An approximately 170 square foot guard house, adorned with a decorative stone exterior, board and batten siding, an asphalt shingle roof, and community logo

The guard house would be located on Redbridge Road, approximately 200 feet east of the intersection with Lammers Road. According to the applicant, the guard house would be staffed 24 hours per day, seven days per week. Redbridge residents would enter the gate without needing to stop at the guard house. The gates would be installed with equipment to allow access by emergency vehicles. Sufficient turn-around space has been designed to accommodate vehicles that arrive at the guard house and then need to exit without entering the subdivision.

Vehicle Code Section 21107.7

As stated in Condition of Approval B.16(e), if public access of the streets in Redbridge is terminated, the City may need to adopt an ordinance or resolution pursuant to Vehicle Code Section 21107.7, in order to provide for the enforcement of public traffic regulations by the City Police Department on private streets.

Public Comments

Staff has been contacted on multiple occasions over the past several months by individual homeowners within Redbridge. Some of these homeowners have expressed support for the gate and some Redbridge homeowners have expressed opposition to the gate.

Environmental Document

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. The installation of gates is within the scope of the original Redbridge approvals, as conditioned.

RECOMMENDATION

Staff recommends that the Planning Commission recommend that the City Council take either of the following actions:

Option 1

As stated in the Planning Commission Resolution dated October 10, 2018 (Attachment H: Planning Commission Resolution Recommending Approval):

- Approve the proposed amendment to the Redbridge Planned Unit Development (Application Number PUD18-0001) and
- Approve the Development Review permit to install community gates and a guard house for the Redbridge subdivision (Application Number D18-0014), subject to conditions of approval pertaining to both gates as stated in Exhibit 1.

Or

Option 2

As stated in the Planning Commission Resolution dated October 10, 2018 (Attachment I: Planning Commission Resolution Recommending Denial):

- Deny the proposed amendment to the Redbridge Planned Unit Development (Application Number PUD18-0001) and
- Deny the Development Review permit to install community gates and a guard house for the Redbridge subdivision (Application Number D18-0014).

Prepared by: Scott Claar, Senior Planner

Reviewed by: Bill Dean, Assistant Development Services Director
Robert Armijo, Assistant Development Services Director / City Engineer

Approved by: Andrew Malik, Assistant City Manager

ATTACHMENTS

- A: City Council Resolution 99-194
- B: City Council Resolution 2000-107
- C: Applicant's Letter
- D: Site Plan, Landscape Plan, Elevations, and Floor Plan
- E: Memorandum – Traffic Impact Analysis
- F: General Plan Policies Related to Neighborhood Connectivity
- G: City Letter Regarding Eastern Gate
- H: Planning Commission Resolution Recommending Approval
- I: Planning Commission Resolution Recommending Denial