



STAFF REPORT

Approved and forwarded to City Council

Bryan H. Montgomery, City Manager

Date: February 28, 2017
To: Bryan H. Montgomery, City Manager
From: Kenneth W. Strelo, Senior Planner
SUBJECT: 3351 Doyle Road Preliminary General Plan Amendment (PA 01-17)

Summary

This is a work session on a request by Stephen Cockman ("Applicant") to discuss the merits of a potential project to amend the General Plan Land Use Designation from *Single Family Residential, Very Low Density* ("SV") (1.0 dwelling units per acre maximum density) to *Single Family Residential, High Density* ("SH") (5.5 dwelling units per acre maximum density) along a portion of the existing property fronting Hill Avenue for the purposes of 1) rezoning the redesignated portion of the property from R-40 (Single Family Residential) District to R-7 (Single Family Residential) District, and 2) subdividing an existing parcel (Parcel B of MS 14-977) into one 40,000+ sf. parcel and two approximately 7,200+ sf. parcels. The project site is located at 3351 Doyle Road at the southwest corner of Doyle Road and Hill Avenue.

This is an advisory work session. There is no process to approve the project as a result of this work session. Upon conclusion of the work session, the City Council may act in an advisory role to the applicant on whether there is interest in considering an application for the requested project. If the Council shows favorable interest in the preliminary application, it may advise the applicant submit, and direct Staff to process, a General Plan Amendment application. Directing staff to process a General Plan Amendment application would not guarantee Staff support or City Council approval of the project.

Background and Project Description

Preliminary General Plan Amendment Process

The process of amending the City of Oakley 2020 General Plan ("General Plan") is subject to California Government Code ("GC") Sections 65350 – 65362, which apply to

the preparation, adoption and amending of general plans and general plan elements. GC Section 65351 is written as follows:

"During the preparation or amendment of the general plan, the [City] shall provide opportunities for the involvement of citizens, California Native American Indian tribes, public agencies, public utility companies, and civic, education, and other community groups, through public hearings and any other means the planning agency deems appropriate."

The application process for a general plan land use amendment can come with significant costs when factoring in Staff time involved in preparing documents, conducting analysis, holding non-public and public meetings, hiring consultants for technical and environmental studies and documents, and communicating and meeting with several outside agencies. Since a general plan land use amendment is a legislative and discretionary action that sets the tone for all other land use decisions on a property, Staff encourages potential applicants to first file a Preliminary General Plan Amendment, or "PGPA". The purpose of the PGPA is to allow the applicant to provide a brief description of the proposed amendment, and provide a concept of the project in mind in the event an eventual GPA is approved. A concept of the project is strongly encouraged by Staff. This also helps to prevent requests for land use amendments for the sole purpose of increasing allowable density and therefore property value. A Preliminary Site Plan, including lot sizes, court layout, and other project related notes, is included in this staff report's attachments.

Land Use Designation (Existing and Proposed)

The existing land use designation on the subject site is *Single Family Residential, Very Low Density* ("SV"). The purpose of the SV designation is to provide for large-lot residential development, which maintains a rural character. The General Plan allows a maximum residential density of 1.0 dwelling units per gross acre within the SV designation. Under the current SV designation, the property cannot subdivide any further.

The proposed preliminary land use designation amendment is to change the SV designation on only a portion of the property to *Single Family Residential, High Density* ("SH"). As stated in the Oakley 2020 General Plan:

"The purpose of the Single Family Residential, High Density (SH) Land Use Designation is to accommodate moderately dense, single-family residential development that is consistent with suburban uses. This designation will allow for a higher density suburban neighborhood with smaller lots that are commonly seen in traditional urban and suburban neighborhoods within Oakley.

As shown on the applicant's conceptual plan, only a portion of the existing Parcel B of MS 14-977 would be amended to SH. The applicant wants to subdivide the parcel so that it

would result in maintaining one parcel that abuts Doyle Road in a manner consistent with the SV designation and applicable R-40 District, while creating two additional parcels just over 7,000 sf. in size along Hill Avenue that would be redesignated to SH and rezoned to R-7.

Existing Conditions and Surrounding Land Uses

The project site is located on the southwest corner of Doyle Road and Hill Avenue; however, Doyle Road dead ends before it intersects with Hill Avenue (See Figure 1). The site was the subject of a Tentative Parcel Map application (MS 14-977), which was approved by the City Council on February 24, 2015. Since then, a Parcel Map has been recorded and the site now contains two parcels. Parcel A, which contains the only existing residence, is 43,218 sf. after dedication of Doyle Road. Parcel B, which is undeveloped and the subject of this preliminary application, is 52,766 sf. after dedication of Doyle Road and Hill Avenue.

Hill Avenue borders the northern property line of the subject parcel and the portion that would be proposed for the SH designation. Near the project site, Hill Avenue acts as a boundary between the SH designation to the north and the SV designation to the south, with the exception of the parkland to the east and properties south of Hill Avenue and closer to Main Street (See Figure 2).

Figure 1. Aerial of Project Site and Adjacent Properties



Figure 2. Land Use Diagram



(Dark Brown = SV; Light Brown = Single Family Low; Orange = Single Family Medium; Yellow = SH; Green = Parks and Recreation; Blue = Marsh Creek))

Analysis

The purpose of this work session is to allow Staff to provide information, related to the existing conditions and potential conditions as proposed by the Applicant, to the public and City Council, and provide the applicant an opportunity to present their preliminary plan to the Council and receive feedback. The public and City Council has been provided information related to the existing and proposed land use designations and their relative potential zoning designations and potential densities. The attached documents and maps may be used as references for surrounding land use designations and uses, and as an overview for how the area is laid out.

Once a land use designation is amended from a low density like SV to a higher density like SH, if the property is developed, it will likely not revert back to the lower density in the foreseeable future. This may be important to the Council because currently there is a homogeneous clump of properties designated SV with Hill Avenue as a definitive border. However, if this project were to move forward, it would result in two additional properties that should not impact the properties south of Hill Avenue in the existing SV designated land, because they will only be accessed off of Hill Avenue, rather than Doyle Road. Also, Hill Avenue is a main residential street and a majority of it is designated SH, so allowing a higher

density only along its bordering properties would ensure full improvements, including sidewalks prior to future development (low density neighborhoods are not required to construct sidewalks).

Staff notes that it appears a portion of the future dedication has not been factored into the final parcel sizes, and if this project were submitted as an official tentative parcel map, it is likely the parcels would not exceed 7,000 square feet, rather 6,000 square feet, resulting in the need to rezone to R-6 District, rather than R-7. This would not increase the density of the final product, or require a different land use designation than SV.

Recommendation

Staff recommends the City Council provide the applicant and staff with feedback regarding the Preliminary General Plan Amendment so that the applicant may decide whether to file an official application.

Attachments

1. Vicinity Map
2. Public Hearing Notice
3. Oakley 2020 General Plan Land Use Map
4. Preliminary Existing and Proposed General Plan Land Use Designations
5. Applicant's Conceptual Plan

Vicinity Map

3351 Doyle Road Preliminary General Plan Amendment (PA 01-17)





City of Oakley
3231 Main Street
Oakley, CA 94561
www.oakleyinfo.com

NOTICE OF PUBLIC HEARING

Notice is hereby given that on **February 28, 2017** at 6:30 p.m., or as soon thereafter as the matter may be heard, the City Council of the City of Oakley will hold a Public Hearing at the Council Chambers located at 3231 Main Street, Oakley, CA 94561 for the purposes of considering an application for a **Preliminary General Plan Amendment**.

Project Name: 3351 Doyle Road Preliminary General Plan Amendment (PA 01-17).

Project Location: 3351 Doyle Road, Oakley, CA 94561. Parcel B of MS 14-977.

Applicant: Stephen Cockman. Stephen-cockman@yahoo.com

Request: This is a work session on a request by Stephen Cockman ("Applicant") to discuss the merits of a potential project to amend the General Plan Land Use Designation from *Single Family Residential, Very Low Density* ("SV") (1.0 dwelling units per acre maximum density) to *Single Family Residential, High Density* ("SH") (5.5 dwelling units per acre maximum density) along a portion of the existing property fronting Hill Avenue for the purposes of 1) rezoning the redesignated portion of the property from R-40 (Single Family Residential) District to R-7 (Single Family Residential) District, and 2) subdividing an existing parcel (Parcel B of MS 14-977) into one 40,000+ sf. parcel and two approximately 7,200+ sf. parcels. The project site is located at 3351 Doyle Road at the southwest corner of Doyle Road and Hill Avenue. This is an advisory hearing only.

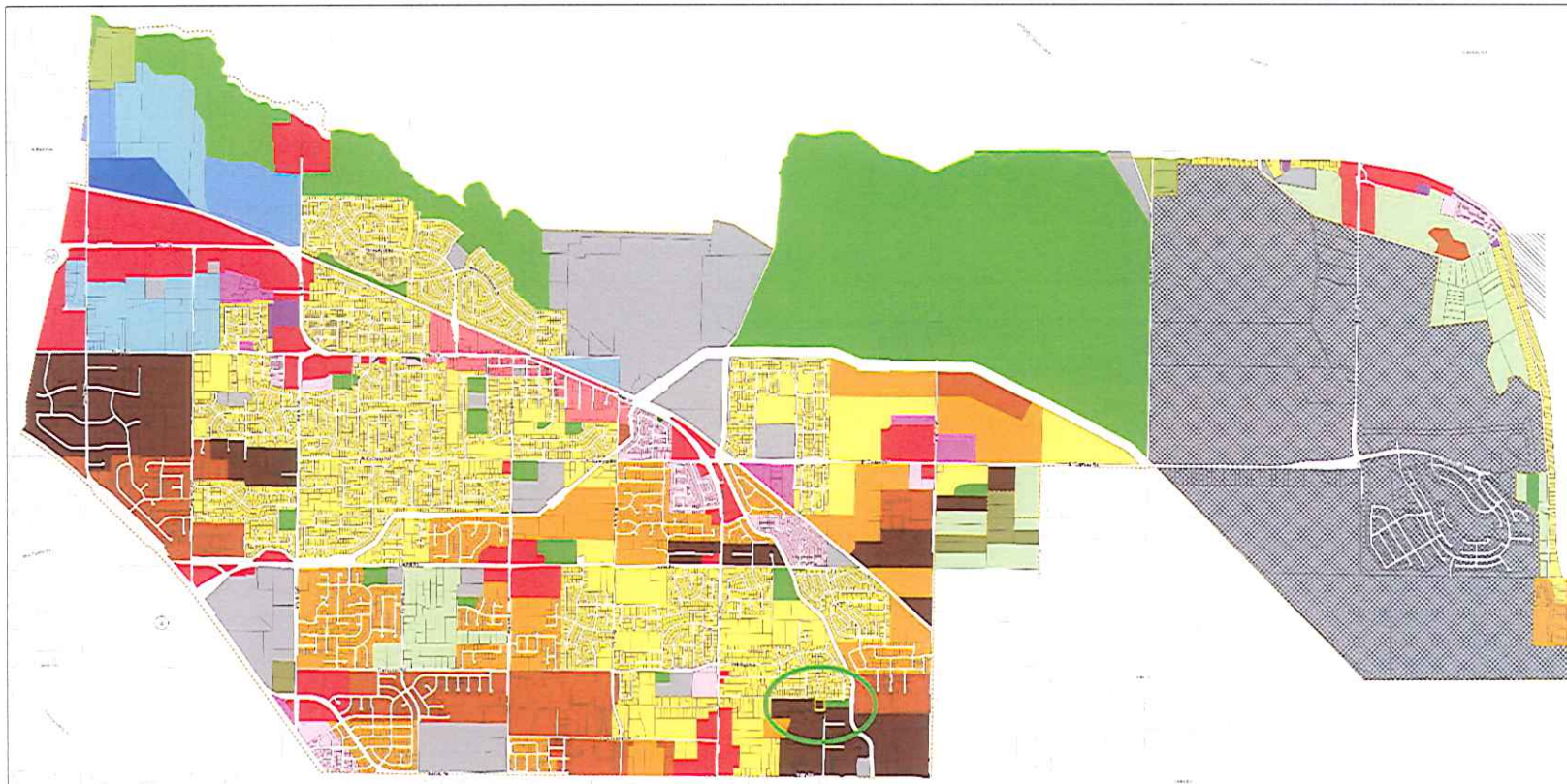
The Staff Report and its attachments will be available for public review, on or after **February 24, 2017** at City Hall, 3231 Main Street, Oakley, CA 94561 or on the City's website www.oakleyinfo.com. Please note that City Hall is closed on the 1st and 3rd Fridays of every month.

Interested persons are invited to submit written comments prior to and may testify at the public hearing. **Written comments may be submitted to Ken Strelo, Senior Planner at the City of Oakley, 3231 Main Street, Oakley, CA 94561 or by email to strelo@ci.oakley.ca.us.**

NOTICE IS ALSO GIVEN pursuant to Government Code Section 65009(b) that, if this matter is subsequently challenged in Court by you or others, you may be limited to raising only those issues you or someone else has raised at a Public Hearing described in this notice or in written correspondence delivered to the City of Oakley City Council Secretary at, or prior to, the Public Hearing.

City of Oakley General Plan Map

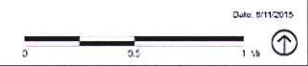
3351 Doyle Road Preliminary General Plan Amendment (PA 01-17)



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|------------------------|------------------------|-------------------|
| Agriculture | Commercial Downtown | Oakley City Limit |
| Agricultural Limited | Commercial Recreation | |
| Single Family High | Business Park | |
| Single Family Medium | Light Industrial | |
| Single Family Low | Utility Energy | |
| Single Family Very Low | Public and Semi-Public | |
| Multi-Family Low | Delta Recreation | |
| Multi-Family High | Parks and Recreation | |
| Mobile Home | SP-4 | |
| Commercial | | |



General Plan Land Use Map City of Oakley
Contra Costa County, California



Existing and Proposed General Plan Land Use Designations 3351 Doyle Road Preliminary General Plan Amendment (PA 01-17)

Existing General Plan Land Use Designation – Single Family Very Low (SV)

Proposed General Plan Land Use Designations – Single Family High (SH) and Single Family Very Low (SV)

