



**Floresta Gardens Homeowners
(Condominium) Association
Modification of Planned Development
Proposing Gates, Fences
PLN2014-00006**

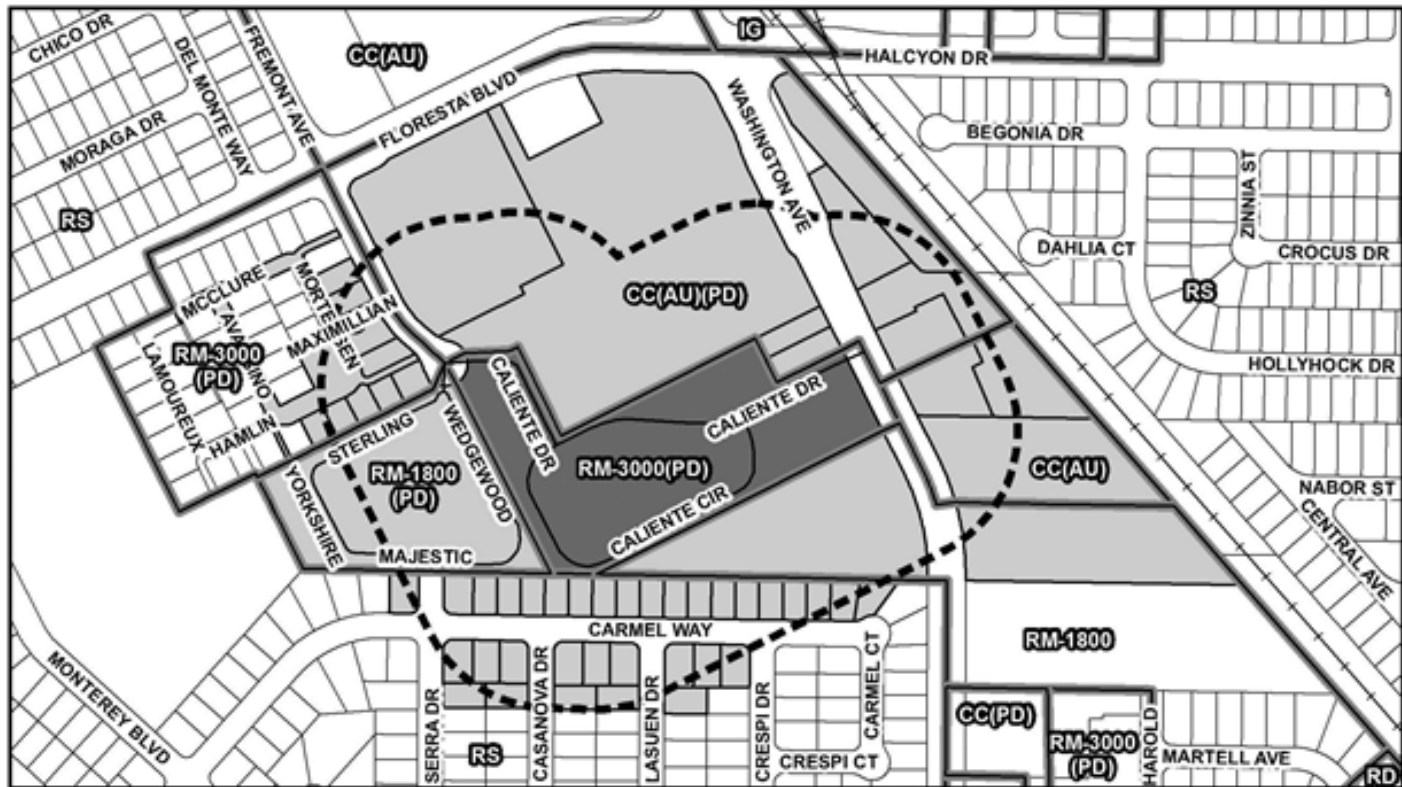
City Council
Public Hearing
July 21, 2014



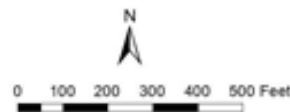
Introduction



- Applicant and Homeowners Association proposes gates and fencing to secure the neighborhood
- PD modification requires review by the Planning Commission and the City Council
- Planning Commission reviewed this at its public hearing on May 15, 2014

Vicinity Map

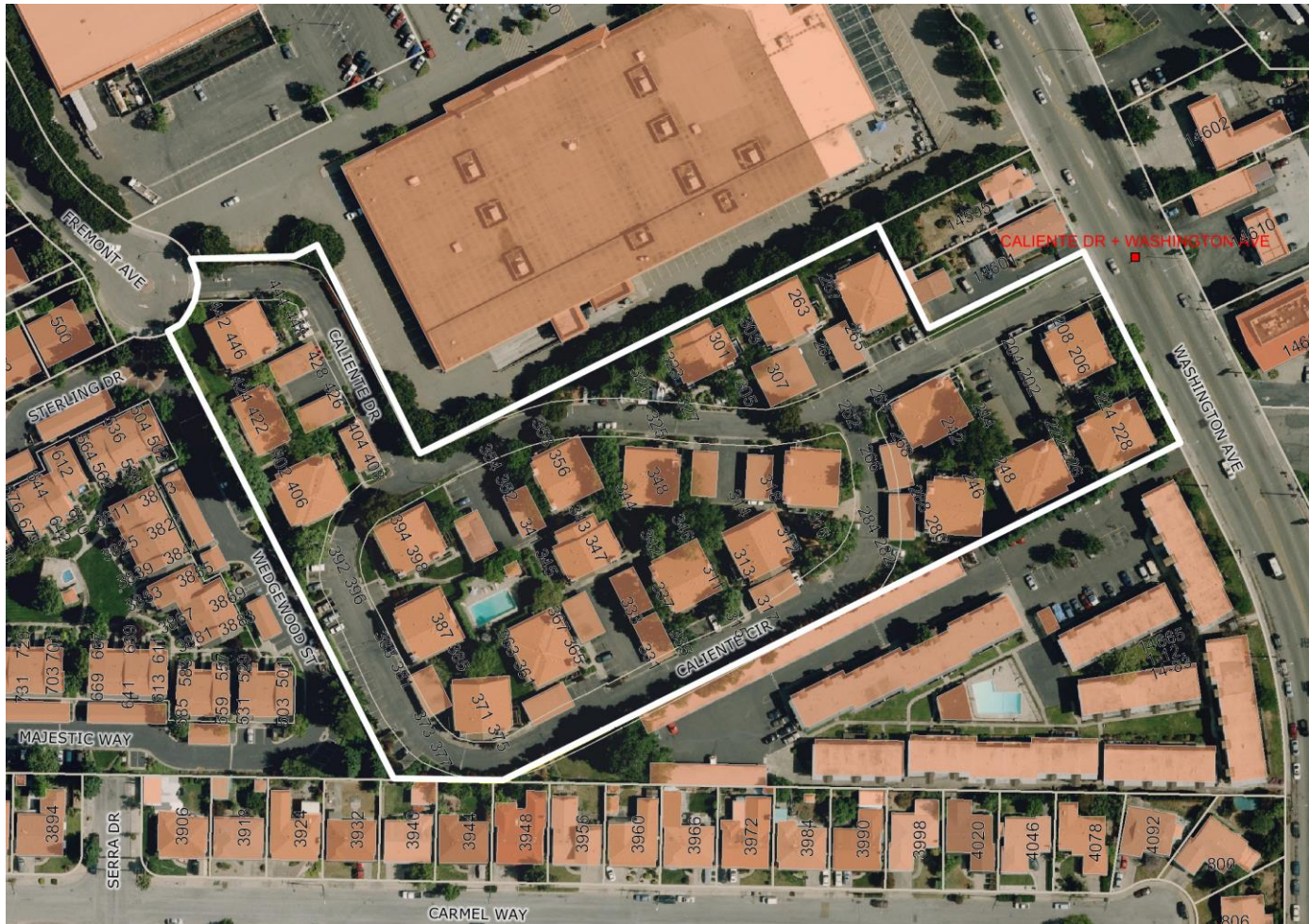


**Floresta Gardens
Condominiums**



-  Parcels within 300'
-  300' buffer

Aerial Photograph



Caliente Drive

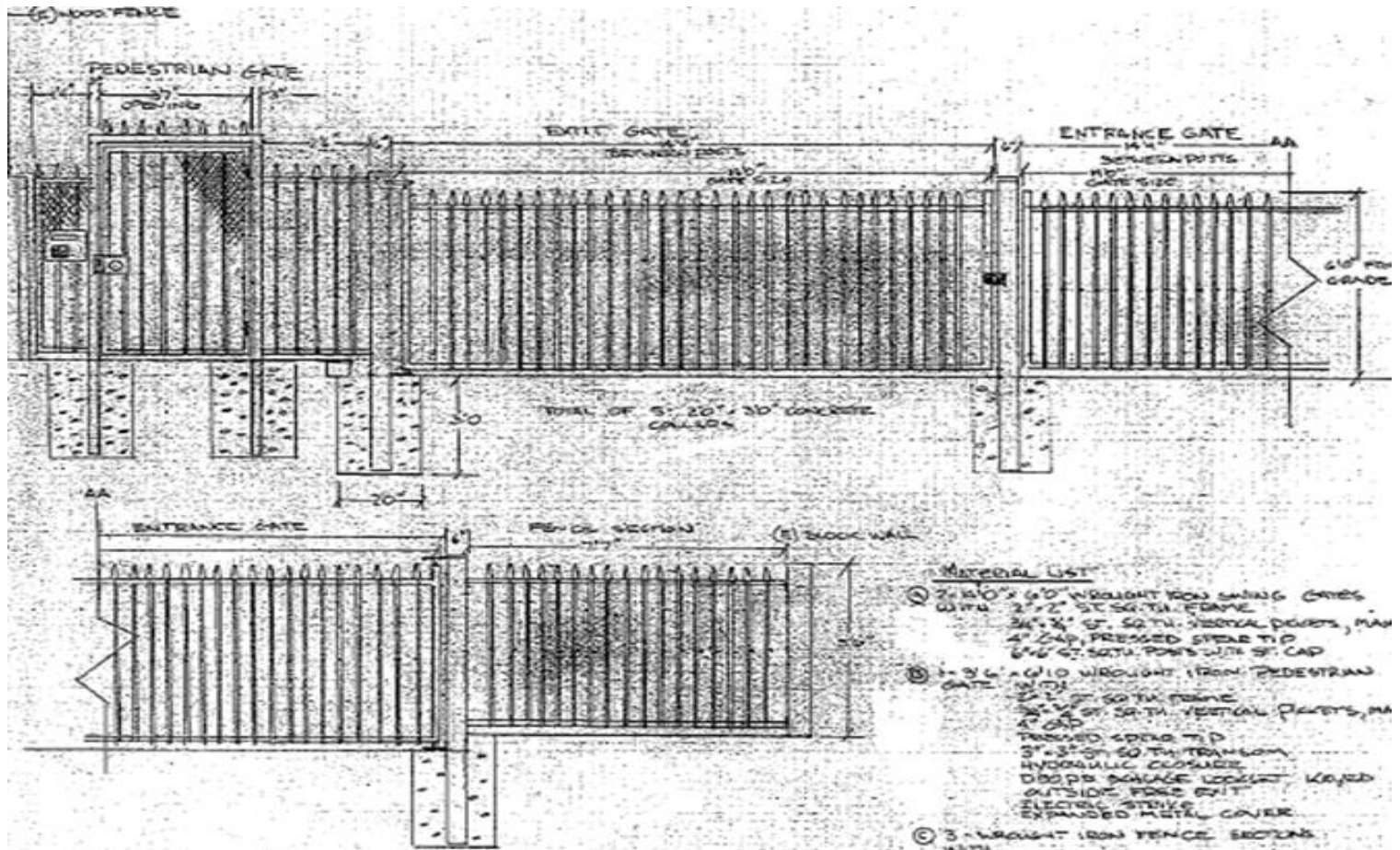




Caliente Drive



Elevations





Fremont Avenue





Staff Analysis

- Gates are a major modification of the PD
- In good urban design and in practice, the City has discouraged gating planned communities and isolating them
- Access is a priority; could cause delays along Washington Avenue
- General Plan discourages unless overriding public safety considerations exist
- Precedence



Staff Analysis - Continued

- Concern from residents within Floresta Garden
- Delay to residents and to emergency response
- Crime Report for District 3 (Floresta Garden)
 - District 3 was one of the lowest with crime incidents
 - Other measures such as security cameras, improving exterior lighting, neighborhood watch instead of gating



Planning Commission Review

- Proposal is consistent with the intent of the original PD to prevent cut-through traffic
- Cut-through traffic was the overriding public safety consideration
- The placement met the objectives for setback and sight distance
- Nearby multi-family vehicular gates with comparable or lesser setbacks appeared to operate adequately so vehicles do not stack and impact traffic flow



Planning Commission Comments

- Soften the design of the gates and fencing by changing the arrow points (spear tops)
- The applicant has revised the spear tops with “quad flare” finials
- The gates will be arched on top and include a knot or twist pattern on the vertical bars top to enhance the appearance of them



Planning Commission Recommendation

- Approval of the project's categorical exemption per CEQA Guidelines Article 19, Section 15303 (e), New Construction of Small Structures; and
- Approval of PLN2014-00006 to modify Planned Development, PD-77-11, to permit the installation of a pedestrian gate, an automatic vehicular access gate and related fencing to secure the Floresta Gardens residential community on Caliente Drive, subject to the Recommended Findings of Fact to Approve and subject to the recommended Conditions of Approval.



City Staff Recommendation

Denial of the proposed modification per the Resolution and Findings of Fact For Denial, which include:

- Development of a gated community was not intent of original Planned Development
- General Plan discourages the development of gated communities and gating of already developed neighborhoods
- Other effective and less exclusive traffic calming measures are available
- Gates could cause traffic back-up on Washington Avenue and delays to emergency response
- Some Floresta Gardens residents oppose the gate