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New developer to build near vacant Palmilla site in Brentwood

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BRENTWOOD -- A planned residential subdivision that has been vacant since 2007 may soon welcome potential homebuyers.

This week, the Brentwood Planning Commission approved a 49-lot addition to the Palmilla subdivision near Central Boulevard. William Lyon Homes has purchased 112 lots from the 78-acre subdivision that was approved by the city in 2005.

It was originally owned by Pinn Brothers and planned to boast 466 residential solar units among seven different neighborhoods and a 108-unit apartment complex. The project went into bankruptcy in 2008-2009, city documents state.

"The economy took a little turn. As a result of that, Pinn lost the project and those homes out there remained empty and production was never continued," Brentwood planner Jeff Zilm said.

The newly planned cluster homes will be constructed based on three distinctive styles of architecture and meet the original lot size and width guidelines formerly approved, according to Zilm.

"When built, the product will reflect the plans already approved," he said.

According to commission vice chairman Joseph Weber, the plans for a third-story bonus room offers great flexibility to homebuyers. He noted that they are attractive homes that are more vertical than most residential developments in the city.

"It is very unique to Brentwood to have a product like this," Weber said, adding that the only other homes like these in the city are the Sycamore Place lots with rear-alley garage access.

Some commissioners expressed concern over potential blight issues with the existing constructed homes that are vacant within Palmilla and residents moving into the new residences nearby in the future.

Eric Keller of William Lyon Homes said that they purchased the lots in April and plan to disclose the existence of the surrounding vacant lots to all potential homebuyer.

"We do not control those lots. Right now, we can only build on what we own," Keller said.

Another William Lyon Homes neighborhood in the subdivision will be reviewed by the commission in the near future, city officials noted.

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