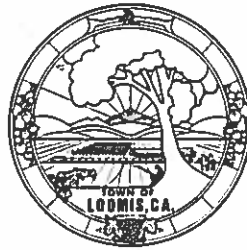


TOWN OF LOOMIS**MEMORANDUM**

APRIL 18, 2017

TO: PLANNING COMMISSION
FROM: ROBERT KING, TOWN PLANNER
SUBJECT: MAJOR USE PERMIT\DESIGN REVIEW #17-02 "FEATHERED NEST"

Introduction

At the last Planning Commission meeting on March 28, 2017, concern was expressed as to the use of septic disposal, rather than the use of a public sewer disposal system, and the need for an updated arborist report that addressed the revised site plan and septic fields. In order to give the proponent and staff time to address these issues, the Planning Commission continued the matter to their next meeting.

Provision of Public Sewer

After the Planning Commission meeting, the Town Engineer Brit Snipes initiated a meeting with SPMUD to find a mutually agreeable solution to extend sewer to the project site. Working together Town staff and SPMUD worked out a proposal to extend the sewer line eastward through the Town corporation yard and then along the existing sewer easement, to the project site.

Based on direction from the Town Council, staff teamed up with SPMUD, the applicant and their engineer and worked out a mutually agreeable plan. This plan upon approval of all the parties, will provide sewer to the project site, as well as a means to serve other land in the area in need of public sewer service.

Revised Arborist Report

An updated arborist report and map has been prepared by Foothill Associates based on the revised site plan, and removal of the septic fields. It indicates a smaller number of protected trees, would need to be removed with the revised site plan. As per the Town's Tree Protection Ordinance, prior to issuance of a grading or building permit the applicant will need to submit a Tree Removal Permit for review and approval, and pay the required mitigation for removal of any protected trees. (At the time of preparing the Planning Commission Packets for distribution April 12, 2017, the Revised has not been received by Staff. Upon arrival it will be immediately forwarded and posted on the Town's Web Site.)

Summary

Staff has revised the Conditions of Approval (Exhibit B), revising or deleted those referencing the use of a septic system, and replaced them with conditions required for public sewer systems as shown below:

Former

~~22. _____ The applicant/owner shall submit and obtain a permit for Septic Disposal from the Placer County Environmental Health Services prior to the issuance of building permits.~~

Revised

22. _____ *The owner shall provide a will-serve letter from the South Placer Municipal Utility District (SPMUD) and complete all requirements or conditions imposed upon the project by SPMUD to their satisfaction, prior to any building permits being issued.*

Former

23. _____ The South Placer Municipal Utility District (SPMUD) stated "Should the applicant decide to connect to the public sewer system, the design and construction of all on-site and off-site facilities which may be required as a result of this project, including the acquisition and granting of sewer easements, will be the responsibility of the developer\owner."

Revised

23. _____ *As required by The South Placer Municipal Utility District (SPMUD) "...the design and construction of all on-site and off-site facilities which may be required as a result of this project, including the acquisition and granting of sewer easements, will be the responsibility of the developer\owner."*

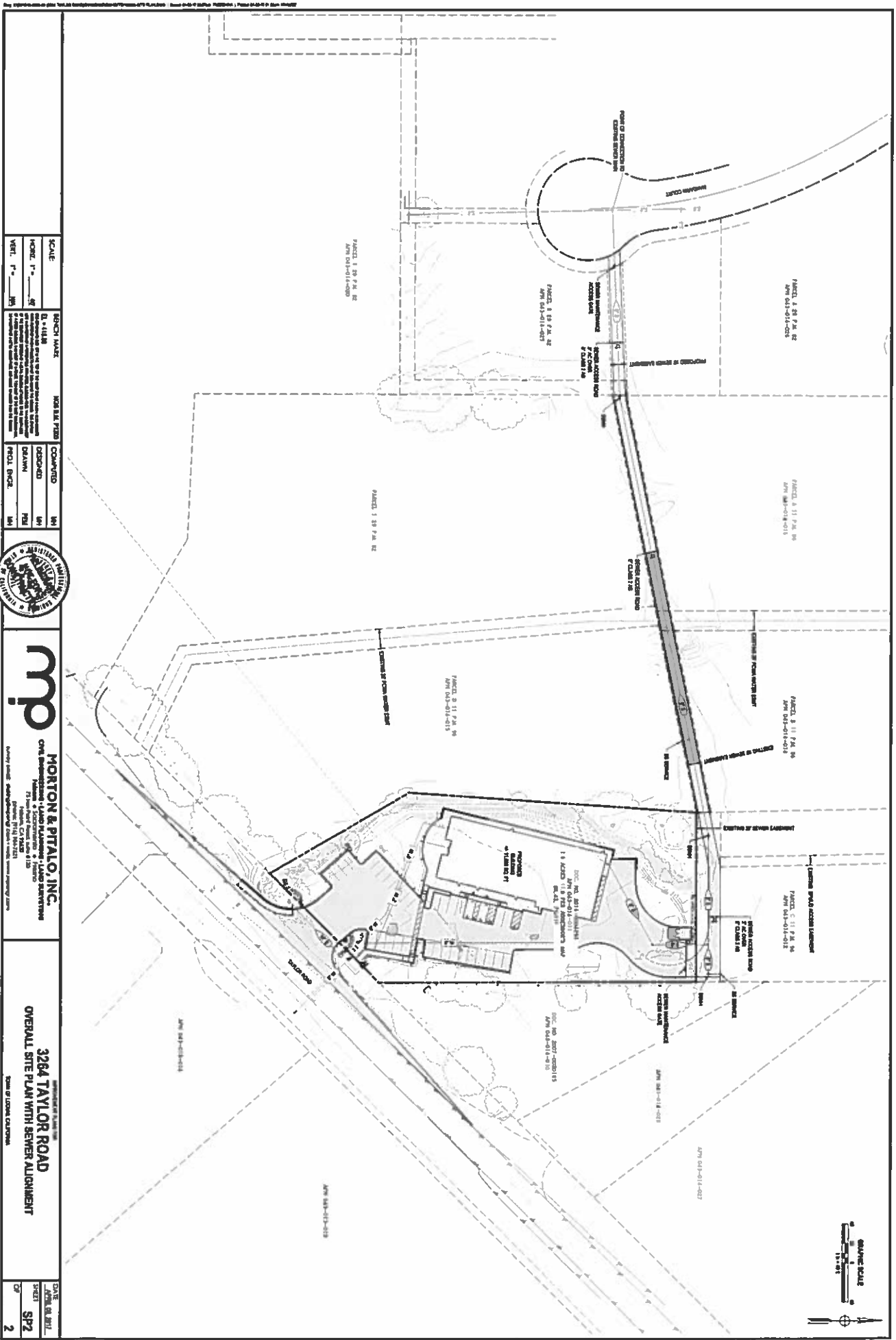
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~~24. _____ The applicant/owner shall install "dry lines" to connect to future public sewer systems on their property to the stub out as indicated by SPMUD.~~

In addition former condition of approval #47, (now renumbered #46) was revised to clarify that a Tree Removal Permit and its required mitigation, is mandatory for both the project site, and the sewer easement.

Recommendation

The Planning Commission adopt Resolution #17-02 to allow construction and operation of a 11,000 square foot retail furniture store "The Feathered Nest" at 3264 Taylor Road, subject to the findings in Exhibit A and the Conditions of Approval in Exhibit B as revised, and find the project exempt from the California Environmental Quality Act (CEQA) as per *Section 15183 Projects Consistent with a Community Plan, General Plan, or Zoning*.



SCALE	GRAPHIC SCALE
HORIZ. 1" = 40'	VERT. 1" = 4'
DATE	DATE
DESIGNED BY	DESIGNED BY
DRAWN BY	DRAWN BY
CHECKED BY	CHECKED BY
DATE	DATE



mp
MORTON & PITALO, INC.
 CIVIL ENGINEERS
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 Chicago, IL 60631
 Phone: (773) 864-2121
 Fax: (773) 864-2122
 www.morton-pitalo.com

3284 TAYLOR ROAD
OVERALL SITE PLAN WITH SEWER ALIGNMENT
 SHEET NO. 2 OF 2
 DATE: APRIL 2011
 DRAWN BY: SPZ
 CHECKED BY: [Blank]
 DATE: [Blank]

NOT FOR CONSTRUCTION



PLANNING COMMISSION HEARING
APRIL 28, 2017
Continued from March 28, 2017

REVISED STAFF REPORT
MAJOR USE PERMIT AND DESIGN REVIEW APPLICATION #17-02
APPLICANT: RICHARD MASSIE

RECOMMENDATION

The Planning Commission adopt Resolution #17-02 to allow construction and operation of a 11,000 square foot retail furniture store "The Feathered Nest" at 3264 Taylor Road, subject to the findings in Exhibit A and the Conditions of Approval in Exhibit B, and find the project exempt from the California Environmental Quality Act (CEQA) as per *Section 15183 Projects Consistent with a Community Plan, General Plan, or Zoning.*

REQUEST

To allow the construction and operation of an 11,000 square foot retail furniture store.

PROJECT DESCRIPTION

Location: 3264 Taylor Road
APN: 043-014-011
Size: 2.0 acres

General Plan, Zoning, and Existing Land Uses

	GENERAL PLAN	ZONING	CURRENT LAND USE
ON SITE	GENERAL COMMERCIAL	GC	VACANT
NORTH	LIGHT INDUSTRIAL	IL	HEAVY EQUIPMENT STORAGE
EAST	GENERAL COMMERCIAL	CG	RESIDENCE
SOUTH	GENERAL COMMERCIAL	GC	RETAIL
WEST	GENERAL COMMERCIAL	GC	VACANT

Improvements/Utilities/Service Systems:

Sewer – SMUD
Water – PCWA
Gas/Electric – PG&E
Trash – Recology Auburn Placer
Fire – Penryn Fire District

Water and power are available to serve the site. Sewer service is feasible from SPMUD. Letters in response to our request for comment and review were received from the Penryn Fire District, The South Placer Municipal Utility District (SPMUD), the Placer County Environmental Health Services, Placer County Flood Control and Water Conservation District, the California Department of Fish and Wildlife, and Recology.

Existing Conditions

The project site is vacant parcel, generally level, except along the western and northwestern portion of the site where there is an intermittent seasonal stream and wetlands, and the majority of the site has 31 trees. An Aquatic Resource Delineation Report prepared by Foothill Associates identified 0.10 acres of jurisdictional wetlands subject to regulations of the Army Corps of Engineers (ACOE), within this area. No endangered or protected species have been identified within the project site. The project is not within the 100 year flood zone. ~~While the site is served by water (PCWA), the site is over 600 feet from the nearest sewer connection, and the applicant has requested use of septic disposal until the public sewer system is available.~~

The applicant, SPMUD and the Town have developed a plan to extend sewer service from Mandarin Court, through the Town corporation yard, then along the existing sewer easement to the project site. Upon approval of all parties the extension will serve the project site, and a means to serve other property in need of public sewer service.

Future Conditions

The applicant proposes to construct an 11,000 square foot (sf) building, along with 34 parking spaces, delivery and loading areas and roadways. The latter will create approximately 20,000 sf of coverage for an approximate total of 30,000 sf of lot coverage. The applicant will add CC&R's to restrict any and all development in perpetuity within the Stream and Wetland area identified in the Foothill Associates Aquatic Resource Study. The proposed project is consistent with the requirements of Section 13.56.00 Waterway and Riparian Habitat Protection, and Section 13.58 Wetland Protection and Restoration of the Loomis Zoning Ordinance. The Army Corps of Engineers (ACOE) has granted permission to proceed, subject that the delineated wetland/stream area is not impacted.

Zoning Consistency

The site and surrounding parcels are zoned General Commercial (CG) which applies to areas appropriate for a range of retail and service land uses. Furniture Stores are a Permitted Use normally subject to only a staff level zoning clearance. However as this is new construction Section 13.26.040 Table 2-6 requires a Major Use Permit by the Planning Commission.

The zoning code restricts site coverage to no more than 25% and 60%, and a maximum Floor Area Ratio (FAR) of 60%. Building height is limited to 35 feet and two stories. There is a 15 foot front setback, and 0 feet for the rear and side-yards except when bordering a Residential Zone, where 15ft is required. Approximately 37% of the lot will be covered, and the building will have a FAR of 12% both within the allowable limits. The maximum height of the proposed building is 34 feet, less than the 35 foot maximum. The project complies with the setback requirements.

General Plan Consistency

The proposed project is consistent with the General Commercial designation of the Land Use Element of the Loomis General Plan, which is appropriate for a range of retail and service land uses that primarily serve local residents and businesses. The Public Services Element of the General Plan requires new nonresidential uses "be connected to the community water supply and sewage disposal systems prior to occupancy." ~~While the site is served by PCWA for water, sewer service is not yet available, as the nearest sewer connections are currently over 600 feet away. SPMUD in their review of the project has no objection to their use of septic system in the interim. The project will be required to put in "dry lines" within the property to tie into the SPMUD service once available and subject to their conditions.~~

Consistent with the Public Services Element of the General Plan, the applicant, SPMUD and the Town have developed a plan to extend sewer service from Mandarin Court, through the Town corporate yard, then along the existing sewer easement to the project site. Upon approval of all parties the extension will serve the project site, and a means to serve other property in need of public sewer service.

ISSUES

Traffic\Street Improvement

Furniture stores are estimated to generate approximately 5.1 trips per 1,000 square feet or 51 average daily trips (adts). These traffic generation rates are within the traffic rates considered for Taylor Road within the Circulation Element of the Loomis General Plan.

Access to Taylor road is currently unimproved as is the frontage along it. The applicant\owner will be required to provide access and frontage improvements as per the development standards of the Loomis Municipal Code to include curb, gutter, sidewalks, and road improvement to the satisfaction of the Public Works Director\Town Engineer.

Parking

Furniture stores are required to provide 1 parking space for every 500sf of area, or a total of 20 parking spaces for this building, not including disabled parking. The applicant proposes to provide 34 spaces including to disabled spaces. If the use should change in the future, the number of required parking spaces, may increase and the use limited to the amount of available parking.

DESIGN REVIEW

Design Review is required for all construction within the General Commercial (CG) zone per **Section 13.62.040 Design Review** to ensure proposed development maintains and enhances *"the small-town, historic, and rural character of the community."*

The proposed building emulates the "Packing Shed" motif as seen in the "High Hand Nursery" and the "Blue Goose" building on Taylor Street. The building will have board and batten metal shaped siding in both charcoal gray and snow white, with trim and highlights in black. Large windows including a high atrium window are along the front. Large ground floor windows will be along the front half of the eastern side of the building, with a pair of roll up deliver doors

along the back half. The western side will have only two non-customer doors. A series of higher windows are along the portion of the building sides. The roofs will be metal, matching the color motifs of the building. A 1 foot by 15 foot sign with the metal lettering "Feathered Nest" will be placed above the front doorway. Lighting will be of a corresponding antique style pointing downward.

The *Preliminary Landscaping Plan* provides for landscaping along both sides of the parking areas, and adjacent to the septic areas. Additional landscaping and a fence are proposed along the eastern property line to screen the project site from the adjacent residence as per Section 13.30.100 A of the Loomis Zoning Ordinance. Irrigation and watering is consistent with the Town's Water Efficient Landscape Conservation Ordinances.

Section 13.30.080 of the Zoning Code requires outdoor lighting to be shielded or recessed so that the light source is not visible from off the site and so that glare and reflections are confined to the maximum extent feasible within the boundaries of the site. Further, **Section 13.30.080(b)** requires lighting fixtures to be directed downward and away from adjoining properties and public rights-of-way and requires that off-site illumination does not exceed one foot-candle.

However the project site layout has been changed from that used for that Arborist Report. A *revised and updated arborist survey has been prepared based on the revised site plan to be prior to issuance of permits for grading, building, and tree removal* consistent with the requirements of Section 13.54.00 Tree Preservation and Protection of the Loomis Zoning Ordinance. In addition, ~~to the tree removal~~ within the delineated stream and wetland areas need to be consistent with the ACOE requirements. No permits for Grading and Building shall be issued until the Tree Removal Permit is approved and mitigation accepted by the Town. Conditions of Approval have been added to address these measures.

The project site will be screened and buffered with the proposed landscaping, protection of the wetland and stream area, and protected trees. In addition the proposed building is in keeping with similar motifs to the historic and rural nature of the Town.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

The Project is exempt from CEQA as per *Section 15183 Projects Consistent with a Community Plan, General Plan, or Zoning*. Projects which are consistent with the development density established by the existing zoning or general plan policies for which an EIR was certified do not require additional environmental review, except if there are project-specific significant effects unique to the project site.

RECOMMENDATION

The Planning Commission adopt Resolution #17-02 to allow construction and operation of a 11,000 square foot retail furniture store "The Feathered Nest" at 3264 Taylor Road, subject to the findings in Exhibit A and the Conditions of Approval in Exhibit B, and find the project exempt from the California Environmental Quality Act (CEQA) as per *Section 15183 Projects Consistent with a Community Plan, General Plan, or Zoning*.