



**PLANNING COMMISSION HEARING
June 6, 2017**

**STAFF REPORT
APPLICATION #16-17 TAYLOR ROAD MIXED USE MODIFICATION
TENTATIVE MAP, CONDITIONAL USE PERMIT, DESIGN REVIEW
APN: 044-123-059 & 068**

REQUEST

To modify the Tentative Subdivision Map, Conditional Use Permit, and Design Review on an 8.9-acre site, on the east side of Taylor Road, approximately 1000' north of Sierra College Blvd., in the Town of Loomis. APNs: 044-123-059 & 068 subject to the revised conditions of approval and the previous Mitigated Negative Declaration (MND) and Addendum as per the California Environmental Quality Act (CEQA).

RECOMMENDATION

The Planning Commission adopt Resolution #17-__ to modify the previously approved Tentative Map, Conditional Use Permit, and Design Review subject to the findings and the revised conditions of approval, and adopt the previous Mitigated Negative Declaration with an Addendum.

PROJECT DESCRIPTION

Location: On the east side of Taylor Road, approximately 1000 feet north Sierra College Blvd.
APN: 045-123-059 & 068
Size: 8.9 acres

General Plan, Zoning, and Existing Land Uses

	GENERAL PLAN	ZONING	CURRENT LAND USE
ON SITE	GENERAL COMMERCIAL	CG	VACANT
NORTH	GENERAL COMMERCIAL	CG	COMMERCIAL\OFFICE
EAST	RESIDENTIAL SINGLE FAMILY	RS-10	SINGLE FAMILY RESIDENTIAL
SOUTH	GENERAL COMMERCIAL	CG	RV PARK
WEST	GENERAL COMMERCIAL	CG	VACANT\RAILROAD

Improvements/Utilities/Service Systems:

Sewer – SPMUD* Water – PCWA Gas/Electric – PG&E
Trash – Recology Auburn Placer Fire – Loomis Fire District
**Pending completion of new sewer trunk line.*

Currently the site is vacant, the majority of the land is disturbed grassland with .17 acres of jurisdictional Waters of the United States and riparian scrub drainage. An artificially-supported swale (with blackberries), exists on the eastern side of the project fed by urban runoff from the neighboring properties. An excavated channel runs in a diagonal northwest and southeast direction along the eastern half of the parcel. A large rock outcropping with several mature oaks is located on the northern portion of the property.

BACKGROUND

The Taylor Road Tentative Map, Conditional Use Permit and Design Review (Taylor Road Project) was approved by the Planning Commission on December 20, 2005 with an expiration date of December 20, 2007. A series of extensions by both the Town and the State has extended the map and permits, the latest being approved by the Planning Commission on September 27, 2016, extending expiration to December 20, 2018. The Taylor Road Mixed Use Project currently consists of two parcels, divided into 45 lots, 33 residential, 11 commercial and 1 open space. (Attachment 2)

PROPOSED PROJECT

Since the original approval in 2005, the economy and marketplace have had substantial changes, so that the owner\developer wishes to modify the type and number of homes being offered, than as originally approved. The modification reduces the number of lots from 45 to 38, and the number of dwelling units from 46 to 35, and allows for the proposed park to be placed more centrally to the benefit of the residents. (Attachment 3)

	<u>Current</u>		<u>Proposed</u>	
	Lots	DUs	Lots	DUs
Commercial	11		11	
Open Space	1		1	
Single Family Dwelling w\Carriage Unit	13	26	9	18
Single Family Dwelling	14	14	7	7
Duplexes	6	6	10	10
Total	45	46	38	35

As originally designed, there were to be nine single-family dwellings, along the east side of the property adjacent to the neighboring subdivision. These were to be one story, with detached garages, with every two homes sharing a common driveway. In the modification there will only be seven homes, still one story, but each having their own driveway to the detached garage. The carriage unit homes along the south side adjacent to the campground will be reduced from ten to nine. These will continue to be two story's but each having its own driveway. Rather than a combination of duplexes, half-plexes and carriage unit homes, the central area will be modified to only 10 single story duplex homes.

Residential density within the General Commercial designation may range from two to 10 dwelling per acre. The overall density of this project will be reduced from 7.8 du\ac to 6.1 du\ac. The proposed dwellings meet or exceed the setback requirements, in fact the rear-yard setback of the detached garages of the single family homes has increased from the 5' to 20' in the proposed modification.

Where two single family homes had been located adjacent to the commercial lots, is now the location of the park. The former park space will be absorbed into the adjacent parcels. The previous park was 15,512sf but not centrally located and isolated from most residents. The new location is 13,846 sf but is centrally located to serve the residents and provides a much safer open location, where it can be observed by neighboring residences.

The 11 commercial lots would remain unchanged, along with the proposed 76 parking spaces, as approved previously.

The developer has also requested that the following condition of approval be removed so they may better develop in response to the market place, rather than phasing the residential units.

~~63. Prior to any occupancy of Phase II homes, the commercial units in Phase III shall be under construction. Prior to final occupancy of Phase II, the shells for Phase III commercial shall be constructed and ready for tenant improvements prior to final occupancy and Phase IV shall be under a marketing program. If Phase IV is not completed within one year of issuance of first building permit, the area shall be landscaped as approved by the Planning Director for screening and dust control.~~

Staff recommends a condition of approval to require the owner of the commercial lots provide annual report as to the marketing, sales, and efforts made to develop these properties. In addition require the undeveloped commercial lots to be landscaped with grass or similar groundcover until developed, along with the proposed landscaping of the commercial area, prior to recordation of the Final Map, and maintained through a maintenance district of the commercial property.

Aside from these changes there are no other modifications of the original subdivision map. The proposed roads, remain in the same location and to be built to a 50ft right-of way (ROW) standards as before. The sound walls remain in the same location, as does the landscaping requirements. The design of the commercial area remains unchanged, along with the 76 parking spaces, which meet the Town's parking requirements.

The previous conditions of approval were the basis for the current recommended conditions of approval. Conditions that were duplicative or redundant were either removed or combined together. Conditions that just repeated existing Town requirements were revised to reference the actual code or regulation. While the number of conditions have been reduced, the requirements are more clearly stated, grouped together, and combined where necessary for better review and implementation.

PROJECT ISSUES

Biology\Wetlands

A biologist assessed the project site and found the site continues to exhibit the features noted in the 2005 Mitigated Negative Declaration (MND). A new wetlands delineation has been prepared for the Army Corps of Engineers (ACOE), to replace the 2005 delineation which had expired. As before, mitigation and the conditions of approval require the applicant to obtain all required permits as to wetlands and mitigated to a no-net loss prior to approval of improvement plans or grading.

General Plan\Zoning Consistency

Since the original project approval both the Housing Element and Circulation Element have been revised, along with some minor changes to the Land Use Element. The proposed project remains consistent with these and the other elements of the General Plan. (The carriage units count towards the Housing Element goal of providing affordable housing.)

Hazardous Materials

Like most of the greater Loomis area, the site had been the location of an orchard in the past, on at least some of the project site. Subsequent regulations now require a higher level of analysis and clean-up if minimum thresholds are exceeded. The applicant had both a Phase I and Phase II environmental assessment prepared, which determined residual pesticide were below the established thresholds, and no further clean-up of the project site is necessary.

Noise

Due to the project's location along Taylor Road and near the Union Pacific Railroad line, noise was and still is of

concern to the project. Sound walls as required in 2005 are still required in the modification along with compliance with the General Plan Noise Element, Section 13.30.070 Noise Standards of the Zoning Ordinance.

Public Service and Utilities

In response to the Town's request for review and comment on the proposed modification the public agencies, with the exception of the South Placer Municipal Utility District (SPMUD) indicated they will be able to service the modified project. While SPMUD had been able to service the project in 2005, they have now indicated the current sewer trunk line is at capacity, though they are in the process of improving the capacity by the end of 2017. Therefore no building permits will be issued until such time as SPMUD is able to issue "can and will serve letters" for the project.

Tree Preservation

In 2014, subsequent to the original project approval, the Town adopted Chapter 13.54-Tree Preservation and Protection. In order to provide consistency, the conditions of approval reference the new adopted Tree Preservation Ordinance. As part of that, an updated arborist report was required which indicated additional trees have matured and are now subject to the new regulations. The conditions of approval have been revised requiring compliance with Chapter 13.54 prior to issuance of any grading or building permits.

DESIGN REVIEW

There are no changes to the design and facades of the homes previously approved by the Planning Commission in 2005.

H1 - one story residences, with front elevations of stucco stone, (tan) cement plaster, wood trim for porch areas and rustic red fascia board roof trim, dark composition roofs and wood surrounding the windows.

H2 and CU – two story residences with garage/carriage units to the rear with lap siding painted Scottish loch light blue, beach yellow, grape and turtle creek green with rustic red fascia board as trim.

H3D –Half-plexes sharing a common partial wall. (Details have not been provided but would be similar to the attached example.

The designs may have minor modification, but consistent with the designs submitted to the Planning Commission. (Attachment 4)

A revised landscaping plan has been submitted, modified to account for the new park location, and changes to the number and size of the residential lots. Both the residential and commercial landscaping plans are generally consistent with the previously approved plans. The commercial landscaping will also include irrigated and maintained lawns on the graded building pads, until such time as they are developed. (Attachment 5)

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

Pursuant to CEQA Guidelines Section 15162 a previously adopted negative declaration (Attachment 6) may be used where there are no substantial changes to the project, and while it need not be re-circulated for public review, it must be considered by the Planning Commission prior to making a decision on the project.

However, during the interim, between the project approval in 2005 and the present, there have been changes to both the project site and regulations that affect this modification. It was due to these changes that an

Addendum (Attachment 7) to the previous Initial Study\Mitigated Negative Declaration (MND) was prepared as per Section 15164 Addendum to an EIR or Negative Declaration of the CEQA Guidelines.

The Addendum concluded that the proposed modifications would not result in measurable impacts as analyzed in the 2005 IS\MND. There are no changes in respect to the project or surrounding area to cause significant environmental impacts, nor new information to show the same. Though there have been changes to the environmental setting and regulatory context. No new impacts were identified, nor an increase of the severity of impacts previously identified. No new mitigation measures were necessary to reduce significant impacts. Therefore the IS\MND adopted in December 2005 remains valid and no supplemental environmental review is required.

RECOMMENDATION

The Planning Commission adopt Resolution #17-__ to modify the Tentative Tract Map, Conditional Use Permit, and subject to the findings and the revised conditions of approval, and adopt the previous Mitigated Negative Declaration and Addendum as per the California Environmental Quality Act (CEQA).

ATTACHMENTS

1. Draft Resolution #17-__
 - Exhibit A: Recommended Findings
 - Exhibit B: Recommended Conditions of Approval
2. 2005 Approved Tentative Map
3. 2017 Revised Taylor Road Site Plan\Tentative Map
4. 2017 Design Building Façade Examples
5. 2017 Revised Landscaping Plans
6. 2005 Adopted Final Initial Study\Mitigated Negative Declaration (Available on Website)
7. 2017 Addendum and Revised MMRP to 2005 IS\MND
8. Agency Comment Letters

NOTE: Notice published in the Loomis News on May 15, 2017, and 300' Notices mailed May 15, 2017.

