



COUNTY OF PLACER
Community Development Resource Agency

**PLANNING
SERVICES DIVISION**

Michael J. Johnson, AICP
Agency Director

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HEARING DATE: May 7, 2015
ITEM NO.: 1
TIME: 10:05 A.M.

TO: Placer County Planning Commission
FROM: Development Review Committee
DATE: April 30, 2015
**SUBJECT: PONDS PAVILION & LOFTS
GRANITE BAY COMMUNITY PLAN AMENDMENT/REZONE/PARCEL
MAP/CONDITIONAL USE PERMIT/VARIANCES (PGPA 20120354)
MITIGATED NEGATIVE DECLARATION
SUPERVISORIAL DISTRICT 4 (UHLER)**

COMMUNITY PLAN AREA: Granite Bay Community Plan

COMMUNITY PLAN DESIGNATION: Rural Residential (2.3-4.6 Acre Minimum)

ASSESSOR PARCEL NUMBER: 048-142-036-000

ZONING: RA-B-100 PD=0.44 (Residential Agriculture, combining building site minimum of 100,000 square feet, combining Planned Residential Development designation of 0.44 dwelling units per acre).

STAFF PLANNER: Roy Schaefer, Associate Planner

LOCATION: The project site is located on the south side of Douglas Boulevard (5630 Douglas Blvd), immediately east of the Quarry Ponds Town Center, in the Granite Bay area.

APPLICANT: Lisa Powers, Powers Equity Inc.

PROPOSAL:

The Ponds Pavilion and Lofts project, referred to in this report as "The Project", proposes to develop a 5.2 acre site with a $\pm 7,500$ square foot Commercial Event Center that would accommodate a maximum of 500 people, and two Craftsman Loft buildings totaling $\pm 23,662$ square feet that would accommodate uses permitted within the Office and Professional zone district. Requested entitlements include the following:

1. Granite Bay Community Plan Amendment to change the land use designation on Assessor's Parcel Number 048-142-036-000 from Rural Residential (2.3 to 4.6 Acre Minimum) to Professional Office;
2. Rezone of Assessor's Parcel Number 048-142-036-000 from RA-B-100 PD 0.44 (Residential Agriculture, combining building site minimum of 100,000 square feet, combining Planned Residential Development of 0.44 dwelling units per acre) to OP (Office and Professional);
3. Tentative Parcel Map to subdivide the ±5.2 acre property into a 2.495 acre parcel and 2.671 acre parcel;
4. Conditional Use Permit to allow a ±7,500 square foot Commercial Event Center and Office and Professional land uses within two Craftsman Loft buildings totaling ±23,662 square feet (Building A totals 12,000 square feet and Building B totals 11,662 square feet);
5. Variance to Section 17.54.140(D)(2) of the Zoning Ordinance to allow a reduced pond setback of 15 feet for the proposed Event Center and Loft structures, where a minimum setback of 50 feet is required;
6. Variance to the Section 17.54.060 (Parking Space Requirements) of the Zoning Ordinance to allow 181 on-site parking spaces (plus an additional 52 valet parking spaces on-site and 57 off-site parking spaces), where a total of 290 on-site parking spaces are required; and a
7. Variance to Section 17.54.180(A)(1) of the Zoning Ordinance to allow for two freestanding signs at the project's entry where only one freestanding is allowed.

CEQA COMPLIANCE: A Mitigated Negative Declaration (Attachment G) has been prepared for this project and has been finalized pursuant to the requirements of the California Environmental Quality Act (CEQA). The Mitigated Negative Declaration was circulated for a 30-day public review period which closed on February 6, 2015. During the public comment period, correspondence was received from Susan Zanchi (Caltrans), Trevor Cleak (Central Valley Regional Water Quality Control Board), Sandra Harris (Granite Bay Community Association), Monica Sandgathe (Waterford Homeowners Association), Larissa Berry, Harrison Clark, M. Furlow, Brian Keeley, Craig Lyman, Kathy McCarthy, and Tish Santor. Comments on the Mitigated Negative Declaration have been addressed in the "Discussion of Issues" portion of this staff report. The Mitigated Negative Declaration and Mitigation Monitoring Program are attached and must be found to be adequate by the Planning Commission to satisfy the requirements of CEQA, and a recommended finding for this purpose is included at the end of this report.

PUBLIC NOTICES AND REFERRAL FOR COMMENTS: Public notices were mailed to property owners of record within 300 feet of the project site. A public hearing notice was also published in the *Sacramento Bee* newspaper. Community Development Resource Agency staff, the Department of Environmental Health, the Air Pollution Control District and the Granite Bay Municipal Advisory Council (MAC) were transmitted copies of the project plans and application for review and comment. All County comments have been addressed and conditions have been incorporated into the staff report.

PROJECT DESCRIPTION:

The applicant is proposing to amend the Granite Bay Community Plan land use designation and rezone a 5.2 acre parcel from a residential land use to a professional office use to allow for the development of a ±7,500 square foot Commercial Event Center (Ponds Pavilion) and two Craftsman Loft buildings totaling ±23,662 square feet (Building A totals 12,000 square feet and Building B totals

11,662 square feet). The proposal also includes a request for a Parcel Map, Conditional Use Permit, and three variances.

Commercial Event Center (Pond Pavilion)

The Ponds Pavilion would include a 7,500 square foot Event Pavilion (2,717 square feet of administration and catering kitchen space and 4,783 square feet of interior event space). The Ponds Pavilion would also include an outdoor event area that extends out from the interior event space (overlooking the pond) that would provide for an additional 9,750 square feet of use area.

The Ponds Pavilion is proposed to be utilized in a manner that is consistent with the Commercial Event Center definition in Section 17.56.340 of the Placer County Zoning Ordinance. A Commercial Event Center is defined as a facility located on a private property located in a commercial zone district that primarily functions as a venue for any type of social gathering and consists of multipurpose meeting and/or recreational facilities, typically with one or more meeting or multipurpose rooms and a kitchen and/or outdoor barbecue facilities, that are available for use by various private groups for such activities as meetings, parties, weddings, receptions, and dances.

The Ponds Pavilion would include four full-time employees and proposes to accommodate events with up to 500 people (including attendees and event staff). The project would provide a total of 267 on-site parking spaces, 86 parking spaces would be dedicated to the Craftsman Lofts and 181 parking spaces would be available for the event center. The County’s parking requirement for Commercial Event Centers is one parking space for every 2.5 guests and one parking space for every permanent employee. With 181 on-site parking spaces proposed for the Commercial Event Center that would cap venues at 228 persons. Since the applicant is proposing events with up to 500 people, the project is requesting a parking variance along with an alternative parking plan, as outlined in the Table below:

EVENT SIZE (Maximum)	ALTERNATIVE PARKING PROPOSED	TOTAL PARKING SPACES PROVIDED
Up to 228 persons	None	181 On-site Parking Spaces
Up to 358 persons	Valet Parking (on-site)	181 On-site Parking Spaces plus 52 additional valet parking spaces (233 total parking spaces)
Up to 500 persons	Valet and Off-site Parking	181 On-site Parking Spaces, plus 52 additional valet parking spaces, plus 57 off-site parking spaces (290 total parking spaces)

***Note: This chart does not take into account the 86 on-site parking spaces dedicated for the Craftsman Lofts**

The Ponds Pavilion would host up to 200 events per year (limited as per Air Pollution Control District Condition of Approval) and would operate seven days a week, during the following hours:

- Friday thru Saturday (Outdoor Events) – 9:00 AM to 10:30 PM
- Friday thru Saturday (Indoor Events) – 9:00 AM to 11:00 PM
- Sunday thru Thursday (Indoor Events) - 9:00 AM – 10:00 PM.

- Sunday thru Thursday (Outdoor Events) - 9:00 AM – 9:30 PM

Craftsman Lofts

Two Craftsman Loft buildings are proposed totaling 23,662 square feet (Building A totals 12,000 square feet and Building B totals 11,662 square feet). The Craftsman Lofts are designed to accommodate various users with a simple style that the applicant describes as reminiscent of a European village profile. The Lofts will feature high-peaked roof skylights, rollup or side-drawn 10-foot wide entry door access, numerous interior amenities including HVAC and other tenant user interface conveniences.

The Craftsman Lofts would accommodate land uses permitted within the Office and Professional (OP) zone district (Zoning Ordinance Section 17.32.010.B), such as offices, medical services, personal services, mail order and vending, and restaurants. A Conditional Use Permit is being requested to allow uses in the OP zone district that require either a Minor Use Permit or Conditional Use Permit (i.e. Business support services, Personal services, and Printing and Publishing, etc.). Operational hours for the Craftsman Loft buildings would be limited to the timeframe from 6:00 AM to 9:00 PM, seven days a week. A total of 86 on-site parking spaces are proposed for the Craftsman Lofts.

Site Design

Access to the project site would be provided by a single access off of Douglas Boulevard (right in and right out only). Off-site improvements include the construction of a raised median at the existing Shadowridge Church access onto Douglas Boulevard that will prohibit left turn movements from the proposed project access onto Douglas Boulevard, while maintaining inbound and outbound left turn movements from the Shadowridge Church access. In addition, Douglas Boulevard frontage improvements would include an eight foot wide shoulder and an eight foot wide concrete sidewalk. Internal circulation would connect to the existing parking lot of the Quarry Ponds Town Center located on the adjacent parcel to the west.

Frontage landscaping and a pathway are proposed along Douglas Boulevard and would be consistent with the adjacent Quarry Ponds Town Center. In addition, extensive landscaping is proposed in the parking lot and perimeter areas and around buildings. The project's design would incorporate design features described in Appendix One of the Granite Bay Community Plan, the "Douglas Corridor – Design Elements and Landscape Goals", including landscaping, architectural features, and the overall design of the new commercial buildings.

A Variance is proposed to allow two freestanding monument signs on each side of the entry driveway to the project site. The signs would identify only the name (Pond Pavilion & Lofts) and address of the development and the signs would be oriented to the west and east. A Variance to the pond setback is proposed to allow a reduced setback of 15 feet for the proposed Event Center and Loft structures, where a minimum setback of 50 feet is required.

The proposed Tentative Parcel Map would divide the ±5.2 acre property into a 2.495 acre parcel and 2.671 acre parcel. The Parcel Map would create separate parcels for the Ponds Pavilion and Lofts buildings.

SITE CHARACTERISTICS:

The 5.2 acre undeveloped parcel is bounded by Douglas Boulevard to the north, Quarry Pond Town Center to the west, residential development to the east, and an existing abandoned quarry pond to the south. The quarry pond is a remnant of historic placer mining in Strap Ravine. Portions of the property have been disturbed by grading activities associated with construction on the adjacent property (Quarry

Ponds Town Center); these disturbed areas support mostly ruderal vegetation. The perimeter of the property is mostly undisturbed. Two small drainages flow north to south through the property and outlet in to the quarry pond. These drainages support a moderate riparian canopy consisting of mostly native species such as Fremont cottonwood, arroyo, and narrow-leaved willow. Subsequent to the Quarry Ponds Town Center development, a paved parking lot was constructed within the northern end of the project site.

EXISTING LAND USE AND ZONING:

Location	Zoning	Granite Bay Community Plan	Existing Conditions and Improvements
Site	RA-B-100 PD=0.44(Residential agriculture, combining a building site minimum of 100,000 square feet, combining a Planned Residential Development designation of 0.44 dwelling units per acre)	Rural Residential (2.3-4.6-acre minimum)	Parking lot at north end of the parcel, undeveloped land in the remaining areas of the parcel
North	RS-B-20 (Single-family residential, combining a building site minimum of 20,000 square feet)	Low Density Residential (0.4-0.9-acre minimum)	Shadowridge Community Church on the north side of Douglas Boulevard
South	RA-B-100 PD=0.44(Residential agriculture, combining a building site minimum of 100,000 square feet, combining a Planned Residential Development designation of 0.44 dwelling units per acre)	Same as Project Site	Residential Development
East	RA-B-100 PD=0.44 (Residential agriculture, combining a building site minimum of 100,000 square feet, combining a Planned Residential Development designation of 0.44 dwelling units per acre) and RA-B-100 (Residential agriculture, combining a building site minimum of 100,000 square feet)	Same as Project Site	Residential Development
West	C2-UP-DC (General commercial, combining Use Permit, combining Design Scenic Corridor)	Commercial	Quarry Ponds Town Center

DISCUSSION OF ISSUES

Community Plan/Zoning Consistency

The applicant is requesting approval of an amendment to the Granite Bay Community Plan to change the land use designation on the 5.2 acre parcel from Rural Residential (2.3 to 4.6 acre minimum) to Professional Office. Per Section 65358 of the California Government Code, a legislative body may amend all or part of a general plan if it deems the amendment to be in the public interest. It is staff's determination that the subject parcel is better suited for a Professional Office development rather than a residential development based upon its location along the Douglas Boulevard corridor and with the existing Quarry Ponds Town Center located next door. The Project would provide additional commercial services to the Granite Bay community, including a Commercial Event Center.

The project site has over 400 feet of frontage along Douglas Boulevard that is essentially void of vegetation or topography that could provide any sort of natural buffer if the property was to be developed under the existing residential land use. Although the Granite Bay Community Plan requires a 300' setback for residential uses along the south side of Douglas Boulevard, there would be little or no benefit to the community maintaining this area in its natural state. A change in land use to the Professional Office designation would act as a transitional land use between the commercial

development to the west and the residential uses to the east. For these same reasons, the proposed Rezone from RA-B-100 PD=0.44 (Residential Agriculture, combining a building site minimum of 100,000 square feet, combining Planned Residential Development of 0.44 dwelling units per acre) to Office and Professional would be an appropriate use of land given that it is situated along the Douglas Boulevard corridor.

Neighborhood Compatibility

The project site is located along a stretch of Douglas Boulevard corridor that is currently developed with commercial uses (i.e. Quarry Ponds Town Center, Douglas Feed and Ranch Supply, etc.). The Shadowridge Church is located on the north side of Douglas Boulevard and there are single-family residential uses to the north, east, and south of the project site. Although the project site may be best suited for a non-residential land use due to its location along the Douglas Boulevard corridor and adjacent to commercial uses, the potential for neighborhood incompatibility still exists.

The applicant has incorporated site design and architectural features consistent with that which is called out for in the Granite Bay Community Plan. A condition of approval requires review of The Project by the Development Review Committee to make sure it is consistent with the Design Elements and Landscape Goals for the Douglas Corridor (Appendix One of the Granite Bay Community Plan). The preliminary elevations for this project show consistency with the preferred design elements including "craftsman-style village" architecture, single-story buildings, low-pitched rooflines, overhanging eaves, and a mix of natural materials throughout the structure. Incorporating these elements, as well as other proposed site design features, should improve the aesthetics of the neighborhood.

Noise

An Environmental Noise Assessment was prepared for The Project by Bollard Acoustical Consultants, Inc. According to the assessment, the existing noise environment at the nearest potentially affected restaurant (Quarry Ponds Town Center) and residential land uses (Sheba Court) near the project site is defined primarily by vehicular traffic on Douglas Boulevard and natural sounds.

Noise levels for amplified speaking, amplified music, and for guests engaged in conversation and/or cheering with raised voices were evaluated for the Commercial Event Center. Noise generated during the operation of the proposed Ponds Pavilion is predicted to satisfy the Placer County daytime noise standards at the project property lines and the nearest existing single-family residences. A condition of approval has been included to address nighttime noise standards for noise generated by the Commercial Event Center after 10:00 P.M. Specific measures to minimize noise levels include the following:

1. All outdoor noise-generating activities that exceed the nighttime sound level standards as outlined in the Granite Bay Community Plan shall be completed by 10:00 P.M., including amplified speech and music;
2. Speakers used for the amplification of speech or music shall be oriented to the north and located as far as practical from the outdoor dining area of the adjacent restaurant;
3. Amplified speech or music played at the event center shall not exceed maximum sound levels of 85 dBA Lmax at a position 25 feet in front of the speakers, or average sound levels of 80 dB at that same distance. The management of the event center shall procure a sound level meter to ensure that these reference levels, and the county noise standards, are being satisfied during each event.

4. The audibility of amplified music and speech generated by the event center will vary at the nearest residences as atmospheric conditions change. Although audibility is not a threshold for a finding of significant noise impacts, facility representatives are encouraged to work with the neighbors to develop procedures for addressing noise-related concerns with the surrounding outdoor events held at the site.”

Traffic and Circulation

Caltrans Letter – Interstate 80 related traffic impacts

The Department of Transportation (Caltrans) letter received on February 4, 2015 noted that Interstate 80 (I-80) is currently operating at Level of Service (LOS) F near Douglas Boulevard during the PM peak hours and suggested that a supplemental Traffic Impact Study (TIS) is required to assess the impact of The Project on the Douglas Boulevard/I-80 interchange and I-80 near this interchange.

A traffic impact analysis was prepared for The Project and is summarized in the Mitigated Negative Declaration. The traffic study focused on potential impacts to local intersections within the Granite Bay Community Plan. The Douglas Boulevard/I-80 Interchange and mainline I-80 (near the interchange) are located within the City of Roseville boundaries, approximately 4 miles to the east of the proposed project, and were not included in the study area.

The Placer County Transportation Planning Agency (PCTPA), in active coordination with Placer County jurisdictions and Caltrans, works to identify existing deficiencies and necessary future improvements to the regional roadway network including Interstate 80 and Highway 65. The South Placer Regional Transportation Authority (SPRTA) implements a transportation fee program to fund these regionally significant projects that address long term, cumulative impacts. Improvements to Caltrans facilities included within the SPRTA Fee Program include the I-80 Capacity and Operational Improvements, I-80 Auxiliary Lanes, Douglas/I-80 Interchange Improvements, Douglas/I-80 Ramps, Atlantic/I-80 Ramps, Highway 65/I-80 Interchange Improvements, and the Highway 65 Widening.

The Project would be required to pay South Placer Regional Transportation Authority (SPRTA) fees prior to Building Permit issuance. The payment of fees will mitigate the project’s impacts to the regional transportation system including future improvements to the Douglas/I-80 Interchange and I-80 in the vicinity of the interchange.

Existing On Site Parking Easement Agreement

The existing parcel proposed for development contains a recorded Parking Easement Agreement (Placer County Document Number 2007-0052073-00). This is a non-exclusive easement appurtenant to the Quarry Ponds Town Center parcel for the sole purpose of parking in the Parking Area (Parking Area defined as the northern one-third of The Project parcel) for the enjoyment, comfort and convenience of customers, invitees, licensees, tenants and employees of all businesses and occupants of the buildings constructed, or to be constructed on the Quarry Ponds Town Center parcel. This Parking Easement Agreement was originally required to be recorded as a condition of approval of a Minor Use Permit (PCPB 20040563) for Toast Restaurant to allow special events and private functions.

The attorney representing the applicant recently submitted a letter (Attachment I) to the County stating that they propose to relocate the Parking Area from the northern portion of the site to the southeastern portion of the site. The southeastern portion of the site is the proposed location of the Event Center building. Staff acknowledges that the Parking Easement Agreement may affect the overall available parking on-site, and the Planning Commission should take this into consideration when reviewing the parking Variance request.

Parking Variance

A Commercial Event Center requires a parking ratio of one parking space for every 2.5 guests and one parking space for every permanent employees (based on 500 guests and four permanent employees a total of 204 parking spaces would be required just for the event center). The parking requirements for the craftsman lofts based on the proposed uses would be 86 spaces. Therefore, the total parking spaces required would be 290. A total of 233 on-site parking spaces (181 parking spaces and 52 additional valet parking spaces) would be provided and in addition 57 off-site parking spaces need to be made available on an as needed basis depending upon the number of persons attending an event, up to a maximum of 500 persons.

The applicant has prepared a traffic analysis that includes off-site parking lot locations to the east of the project site at either the existing Lutheran Church (APN: 048-103-085) or the existing developed parcels of the Barton Business Park (northwest corner of the intersection of Douglas Boulevard and Barton Road). These are the only two locations that have had an analysis of traffic and circulation impacts to even be considered for approval of any off-site parking location. If these parking lots are needed and approved within a reasonable time period from the project approval/certification of the environmental document, then the current traffic study and environmental document will be utilized for project impact analysis and no additional traffic studies or environmental review will be required. If the County determines that too much time has passed before the approval of the off-site parking lot location and background traffic in the area has changed, then additional traffic analysis and environmental review may be required.

Staff does not support the Variance request for the 57 off-site parking spaces because off-site parking could result in negative traffic impacts to Douglas Boulevard as a direct result of shuttling people to and from events from an off-site parking lot (to be determined) to the Pond Pavilion. With the lack of any detailed parking management plan this would appear to be a logistics issue that would result in negative traffic impacts to Douglas Boulevard. As such, granting of a Variance for off-site parking could under the circumstances and conditions applied in this particular case adversely affect public health or safety, be materially detrimental to the public welfare, and be injurious to nearby property or improvements. A separate recommendation and finding for this purpose has been included at the end of this report.

Staff does, however, support the Variance to allow valet parking that would create 52 additional on-site parking spaces as this has been determined to be a safe alternative (there would be no negative traffic impacts to Douglas Boulevard and any/all parking delays would occur on-site) to accommodate up to a maximum of 358 people (including attendees and event staff) for the Commercial Event Center.

Lighting

The site lighting plan demonstrates compliance with the Granite Bay Community Plan and the Placer County Design Guidelines. The night lighting proposed would minimize impacts to adjoining and nearby land uses. No lighting is permitted on top of structures. Site lighting fixtures for the parking lot areas would utilize high pressure sodium (HPS), metal halide, or other as established by the DRC, mounted on poles not to exceed 14 feet in height. The metal pole color will blend into the landscape (i.e., black, bronze, or dark bronze). All site lighting in parking lots would be a full cut-off design so that the light source is fully screened to minimize the impacts discussed above. Building lighting would be shielded and downward directed such that the bulb or ballast is not visible. Lighting fixture design would complement the building colors and materials and would be used to light entries, soffits, covered walkways and pedestrian areas. Lighting intensity would be of a level that only highlights the adjacent building area and ground area and would not impose glare on any pedestrian or vehicular traffic. In addition, landscape lighting may be used for the project to visually accentuate and highlight ornamental shrubs and trees adjacent to buildings and in open spaces.

Pond Setback Variance

The applicant is requesting a Variance a to Section 17.54.140(D)(2) of the Zoning Ordinance to allow a reduced pond setback to 15 feet for the proposed Commercial Event Center and Craftsman Loft structures, where a minimum setback of 50 feet is required. Staff supports the Variance for a reduced pond setback because there would be no negative impacts to the pond; all of the drainage from the developed areas of this site would be managed as part of the drainage system. The project has been designed to include a stormwater quality device before any run-off from the development enters the pond.

Sign Variance

The applicant is requesting a Variance to Section 17.54.180(A) (1) of the Zoning Ordinance to allow for two freestanding signs at the project's entry where only one freestanding monument sign is allowed. Staff supports the Variance that would allow two freestanding monument signs at the project's entry because this would provide the identification and visibility for the Ponds Pavilion and Lofts development for motorists travelling east or west on Douglas Boulevard. One of the monuments would be oriented toward the west and the other monument would be oriented to the east and the sign would only identify the name (Ponds Pavilion & Lofts) and address for the project. Two signs to provide better identification would benefit guests attending an event for the first time and guests coming from outside the Granite Bay area. The signs would utilize a low profile design in compliance with the Granite Bay Community Plan guidelines for freestanding monument signs and the location shown on the Site Plan would not interfere with any sight/distances issues.

Tentative Parcel Map

The proposed Tentative Parcel Map would divide the ±5.2 acre property into a 2.495 acre parcel and 2.671 acre parcel. The Parcel Map would create separate parcels for the Ponds Pavilion and Lofts buildings. Staff is in support of the map as it is appropriate to have each land use on a separate piece of property. In the future, this would also allow each parcel to be separately saleable. As a result of the Parcel Map a reciprocal parking agreement between the two parcels would need to be drawn up and recorded.

GRANITE BAY MUNICIPAL ADVISORY COUNCIL:

The Project was presented to the Granite Bay Municipal Advisory Council (GBMAC) as an information item on November 5, 2014, and again as an action item on January 7, 2015. After hearing public comment on the proposed project the GBMAC adopted a motion (4-2) to recommend approval of the project. The discussion by the GBMAC included a recommendation that conditions be placed on The Project that would ensure that the General Plan Amendment and Rezone are project-specific, that the project maintains compliance with all applicable noise standards, and that the project is consistent with the "craftsman-style" design guidelines in Appendix One of the Granite Bay Community Plan.

RECOMMENDATION:

The Development Review Committee recommends that the Planning Commission make the following recommendations to the Board of Supervisors, subject to the attached recommended conditions of approval and following findings:

1. ADOPT the Mitigated Negative Declaration and Mitigation Monitoring Program prepared for this project in compliance with CEQA;
2. APPROVE an amendment to the Granite Bay Community Plan changing the land use designation on Assessor's Parcel Number 048-142-036-000 from Rural Residential (2.3 to 4.6 Acre Minimum) to Professional Office;

3. APPROVE a Rezone of Assessor's Parcel Number 048-142-036-000 from RA-B-100 PD 0.44 (Residential Agriculture, combining building site minimum of 100,000 square feet, combining Planned Residential Development of 0.44 dwelling units per acre) to OP (Office and Professional);
4. APPROVE a Tentative Parcel Map to subdivide the ±5.2 acre property into a 2.495 acre parcel and 2.671 acre parcel;
5. APPROVE a Conditional Use Permit to allow a ±7,500 square foot Commercial Event Center and Office and Professional land uses within two Craftsman Loft buildings totaling ±23,662 square feet (Building A totals 12,000 square feet and Building B totals 11,662 square feet);
6. APPROVE a Variance to Section 17.54.140(D)(2) of the Zoning Ordinance to allow a reduced pond setback of 15 feet for the proposed Event Center and Loft structures, where a minimum setback of 50 feet is required;
7. APPROVE a Variance to the Section 17.54.060 (Parking Space Requirements) of the Zoning Ordinance to allow 181 on-site parking spaces (plus an additional 52 valet parking spaces), where a total of 233 on-site parking spaces are required for events up to 358 persons;
8. APPROVE a Variance to Section 17.54.180(A)(1) of the Zoning Ordinance to allow for two freestanding signs at the project's entry where only one freestanding is allowed; and
9. DENY a Variance to the Section 17.54.060 (Parking Space Requirements) of the Zoning Ordinance to allow 181 on-site parking spaces (plus an additional 52 valet parking spaces on-site and 57 off-site parking spaces), where a total of 290 on-site parking spaces are required for events up to 500 persons.

RECOMMENDED FINDINGS FOR APPROVAL:

CEQA

1. A Mitigated Negative Declaration has been prepared for this project in compliance with CEQA. With the incorporation of all mitigation measures, the project is not expected to cause any significant, negative impacts. Mitigation measures included will address potential impacts related to biological resources, aesthetics, land use compatibility, noise, and traffic.
2. There is no substantial evidence in the record as a whole that the project would have a significant effect on the environment.
3. The Mitigated Negative Declaration as adopted for the project reflects the independent judgment and analysis of Placer County, which has exercised overall control and direction of its preparation.
4. The mitigation plan prepared for the project is approved and adopted.
5. The custodian of records for the project is the Placer County Planning Director, 3091 County Center Drive, Suite 140, Auburn CA, 95603.

COMMUNITY PLAN AMENDMENT

1. The change in the Granite Bay Community Plan Designation from Rural Residential 2.3-4.6 acre minimum, to Office and Professional would not result in the degradation of the character of the area in which the project is located in that this undeveloped parcel along Douglas Boulevard is more appropriate for commercial use.

REZONING

1. The Rezone from RA-B-100 PD =0.44 (Residential Agriculture, combining a building site minimum of 100,000 square feet, combining a Planned Residential Development designation of 0.44 dwelling units per acre) to Office and Professional District (OP) would be consistent with the goals and policies of the Granite Bay Community Plan and Placer County General Plan.
2. The Rezone would allow land uses consistent with the existing uses in the immediate neighborhood surrounding the project site, and would allow Office and Professional land uses that provide a transition between the retail and commercial services on the adjacent property to the west and residential uses to the east.
3. The Rezone would not represent spot zoning and would not be contrary to the orderly development of the area as the proposed Rezone would extend non-residential land uses to the east in an area that is not conducive to a residential land use.

CONDITIONAL USE PERMIT

1. The Commercial Event Center and Office and Professional land uses within the Lofts would be consistent with all applicable provisions of Placer County Code, Chapter 17, and any applicable provisions of other chapters of this code.
2. The Commercial Event Center and Office and Professional land uses within the Lofts would be consistent with applicable policies and requirements of the Placer County General Plan and the Granite Bay Community Plan.
3. The establishment, maintenance or operation of the Commercial Event Center and Office and Professional land uses within the Lofts would not, under the circumstances of the particular case, be detrimental to the health, safety, peace, comfort and general welfare of people residing or working in the neighborhood of the proposed use, or be detrimental or injurious to property or improvements in the neighborhood or to the general welfare of the County, in that the project has been designed to minimize impacts resulting from noise, traffic, and aesthetics.
4. The Commercial Event Center and Office and Professional land uses within the Lofts would be consistent with the character of the immediate neighborhood and will not be contrary to its orderly development.
5. The Commercial Event Center and Office and Professional land uses within the Lofts will not generate a volume of traffic beyond the design capacity of all roads providing access to the project as the project has been designed in accordance with the Granite Bay Community Plan Circulation Element.

MINOR LAND DIVISION:

1. The Tentative Parcel Map is consistent with the objectives, policies, general land uses and programs as specified in the Placer County General Plan and Granite Bay Community Plan. The design and required improvements of the proposed Parcel Map are also consistent with said plans and applicable County ordinances.

2. The site of the proposed Parcel Map is physically suitable for the type and proposed density of the development.
3. The design of the Parcel Map and the proposed improvements (Commercial Event Center and Lofts) are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
4. The design of the Parcel Map and the type of the improvements (Commercial Event Center and Lofts) are not likely to cause serious health problems.

VARIANCE (Parking for events up to 358 persons):

1. Special circumstances applicable to the subject property include the fact that valet parking that would create 52 additional on-site parking spaces has been determined to be a safe alternative (there would be no negative traffic impacts to Douglas Boulevard and any/all parking delays would occur on-site) to accommodate up to a maximum of 358 people (including attendees and event staff) for the Commercial Event Center, and due to such circumstances the strict application of the Zoning Ordinance (Parking Standards) has been found to deprive the subject property of privileges enjoyed by other properties in the vicinity and under identical zone classifications.
2. The granting of these Variance requests will not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and in the same zone district.
3. This Variance request does not authorize a use that is not otherwise allowed in the Office and Professional Zone District.
4. The granting of this Variance request does not, under the circumstances and conditions applied in this particular case, adversely affect public health or safety, is not materially detrimental to the public welfare, nor injurious to nearby property or improvements.
5. This Variance request is consistent with the *Granite Bay Community Plan*.

VARIANCE (Signs):

1. Special circumstances applicable to the subject property include the fact that there is over 400 feet of project frontage along a busy arterial, and allowing two freestanding monument signs at the project's entry, one oriented to the west and one to the east, would provide better identification and visibility as well as benefit guests attending an event for the first time and guests coming from outside the Granite Bay area, and due to such circumstances the strict application of the Zoning Ordinance has been found to deprive the subject property of privileges enjoyed by other properties in the vicinity and under identical zone classifications.
2. The granting of these Variance requests will not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and in the same zone district.
3. This Variance request does not authorize a use that is not otherwise allowed in the Office and Professional Zone District.
4. The granting of this Variance request does not, under the circumstances and conditions applied in this particular case, adversely affect public health or safety, is not materially detrimental to the public welfare, nor injurious to nearby property or improvements.
5. This Variance request is consistent with the *Granite Bay Community Plan*.

VARIANCE (Pond Setback):

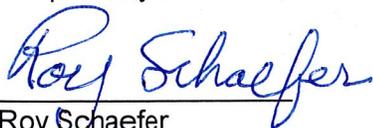
1. Special circumstances applicable to the subject property include the fact that a reduced pond setback would not result in any negative impacts to the pond; all of the drainage from the developed areas of this site would be managed as part of the drainage system. The project has been designed to include a stormwater quality device before any run-off from the development enters the pond, and due to such circumstances the strict application of the Zoning Ordinance has been found to deprive the subject property of privileges enjoyed by other properties in the vicinity and under identical zone classifications.
2. The granting of these Variance requests will not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and in the same zone district.
3. This Variance request does not authorize a use that is not otherwise allowed in the Office and Professional Zone District.
4. The granting of this Variance request does not, under the circumstances and conditions applied in this particular case, adversely affect public health or safety, is not materially detrimental to the public welfare, nor injurious to nearby property or improvements.
5. This Variance request is consistent with the *Granite Bay Community Plan*.

RECOMMENDED FINDINGS FOR APPROVAL:

VARIANCE (Parking for events up to 500 persons):

1. There are no special circumstances applicable to the subject property to grant this Variance request to allow for 57 off-site parking spaces for the project, and due to such circumstances the strict application of the Zoning Ordinance has not been found to deprive the subject property of privileges enjoyed by other properties in the vicinity and under identical zone classifications.
2. The granting of this Variance request would constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and in the same zone district.
3. This Variance request would authorize a use that is not otherwise allowed in the Office and Professional Zone District.
4. The granting of this Variance request under the circumstances and conditions applied in this particular case will result in negative traffic impacts to Douglas Boulevard as a direct result of shuttling people to and from events from an off-site parking lot to the Ponds Pavilion, and with the lack of any detailed parking management plan this will create a logistics issue that will result in negative traffic impacts to Douglas Boulevard that could adversely affect public health or safety, be materially detrimental to the public welfare, and be injurious to nearby property or improvements.
5. This Variance request is not consistent with the *Granite Bay Community Plan*.

Respectfully submitted,



Roy Schaefer
Associate Planner

ATTACHMENTS:

- Attachment A – Recommended Conditions of Approval
- Attachment B – Vicinity Map
- Attachment C – Community Plan Amendment Exhibit
- Attachment D – Rezone Exhibit
- Attachment E – Site Plan / Tentative Parcel Map
- Attachment F – Letter from Granite Bay MAC
- Attachment G - Mitigated Negative Declaration and Mitigation Monitoring Plan
- Attachment H – Correspondence
- Attachment I – Letter from Law Office of Marcus J. Lo Duca, March 17, 2015

cc: Michael Johnson – Planning Director
E.J. Ivaldi – Deputy Planning Director
George Rosasco – Supervising Planner
Karin Schwab – County Counsel
Phil Frantz – Engineering and Surveying Division
Mohan Ganapathy – Environmental Health Services
Lisa Carnahan – Planning Services Division, Air Quality
Andy Fisher – Facility Services, Parks
Subject/chrono files

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