

FROM THE PLANNING COMMISSION MINUTES OF SEPTEMBER 26, 2013

10. GENERAL PLAN AMENDMENT/REZONE/SPECIAL USE PERMIT/DESIGN REVIEW (Public Hearing)

A13-0001/Z13-0001/S13-0008/DR13-0005/Crossroads Market and Deli submitted by PAULA REECE REVOCABLE TRUST (Agent: David Wade, AICP). The proposed project consists of the following requests: 1. General Plan Amendment from High Density Residential (HDR) to Commercial (C) district; 2. Rezone from Estate Residential (RE-10) to Commercial-Community Design (C-DC); 3. Design Review for a 2,432 square foot market and deli with an outdoor picnic area; 4. Special Use Permit for special events, such as a farmers market, arts and crafts, and other special events that would occur up to 15 times per year; and 5. Reduction of wetland setback from 50 feet to 25 feet. The property, identified by Assessor's Parcel Number 087-121-11, consisting of 1.59 acres, is located on the west side of Latrobe Road 600 feet north of the intersection with South Shingle Springs Road, in the Latrobe area, Supervisorial District 2. *[Project Planner: Gina Paolini] (Mitigated Negative Declaration prepared)* [continued from the 09/12/13 meeting due to lack of a quorum]*

Gina Paolini presented the item to the Commission with a recommendation to the Board of Supervisors for approval.

Eileen Crawford/Transportation distributed a Staff Memo dated September 26, 2013 recommending a new Condition regarding an Encroachment Permit.

Peter Maurer stated that the Commission first needed to determine if the site was appropriate for commercial use, then consider the Design Review and finally the Special Use Permit.

Chair Pratt stated that it appeared that the application was missing key components for a Design Review (i.e., color palette, building materials, etc.).

David Wade/applicant's agent made the following comments:

- They were in the process of completing a Boundary Line Adjustment;
- There is a need for community service in the area;
- This is not an "out of the box" design;
- Intent is to have a small building provide deli items and have a small convenience store; adjunct to the deli would be a covered porch;
- Not aware of school district letter and unclear of their concerns;
- Have imposed Best Management Practices (BMPs) for the project;
- Described proposed architecture and was agreeable to having Commission establish the color palette; and
- Special events would be informal community gatherings with no amplified music and no impact to the community.

Commissioner Shinault stated that it was the applicant's responsibility to bring forth a color palette, not the Commission. He also indicated that he wanted to see more details on the proposed BMPs and the proposed signage.

Chair Pratt wanted to see a lighting and landscaping plan. He also stated that he didn't have a problem with the concept of having special events, but more substantial detail was needed, including overflow parking. He also spoke on outside vending.

Jennifer Garrett spoke on color palette, signs, and inquired if there would be a farmer's market.

Chair Pratt closed public comment.

Ms. Paolini explained the evolution of the project and why there were no Transportation Conditions included.

The Commission stated that they wanted to see more information on the following:

- Details on special events (i.e., overflow parking, farmers' markets, number of people, number of events, specifics on what type of events);
- Design details (i.e., color palette, landscaping plan, lighting plan, BMPs);
- Signage; and
- Address outside vending.

There was no further discussion.

Motion: Commissioner Mathews moved, seconded by Commissioner Heflin, and carried (5-0), to continue the item to the October 24, 2013 meeting.

AYES: Stewart, Heflin, Mathews, Shinault, Pratt

NOES: None