



CALAVERAS COUNTY PLANNING DEPARTMENT
891 Mountain Ranch Road,
San Andreas, California 95249
(209) 754-6394

Planning Commission Staff Report

Hearing Date	March 8, 2018
Project Number/Name	2016-018 MEP for James West
Supervisory District Number	District 3
Assessor's Parcel Number(s)	30-010-037
Planner	Madeleine Flandreau, Planner II

Date: March 8, 2018

PROJECT DESCRIPTION: The applicant, James West, is requesting approval of a modification to Planned Development (PD) permit 2016-018, removing Public Works condition II-2, which requires improvements to Commercial Road. The PD permitted an existing 1,800 square foot building located at 4951 Commercial Way, Hathaway Pines, APN 30-010-037. The applicant's Modification Request states that due to the physical characteristics of the parcel, including the size, shape, topography, location and surroundings, the county should not require Mr. West provide for improvements to Commercial Way to meet the Template L standards between the highway and the driveway to the commercial structure.

APPLICANT/LANDOWNER:

James West
P.O. Box 334
Hathaway Pines, CA

PROJECT LOCATION: The subject parcel is located at 4951 Commercial Way, Hathaway Pines, CA. The 7.05 acre parcel is located at the intersection of Commercial Way and Highway 4 in the town of Hathaway Pines. APN: 030-010-037 is located in Section 18, T4N, R15E, MDM.

Figure 1 – Location Map

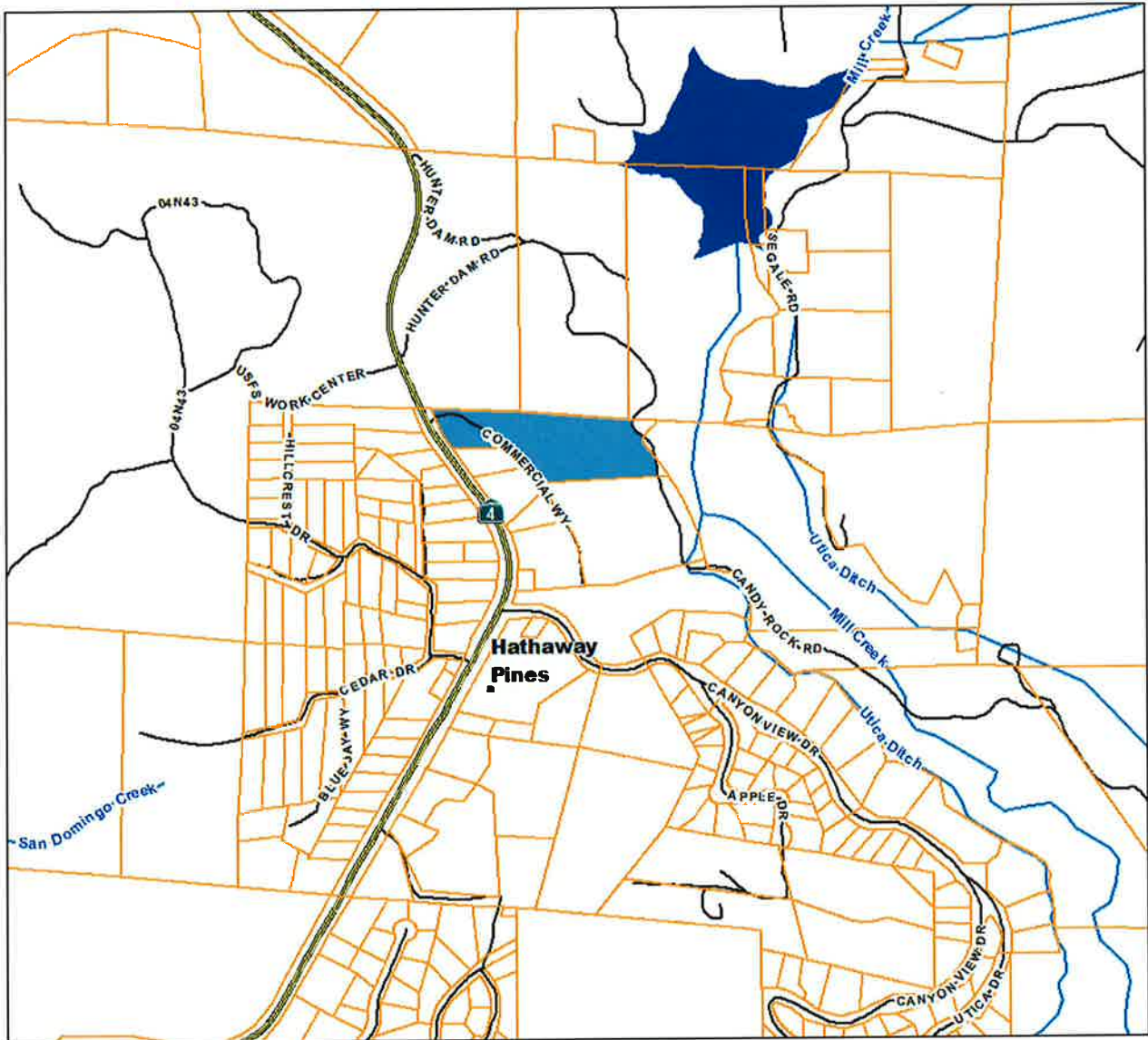


Figure 2 - Aerial Photograph



MODIFICATION TO AN EXISTING PERMIT

Planned Development permit 2016-018 was approved by the Planning Commission January 26, 2017 by Resolution 2017-007. The PD permitted an existing 1,800 square foot building located at 4951 Commercial Way, Hathaway Pines, APN 30-010-037. The subject property is a 7.0 ± acre parcel zoned C2-PD (General Commercial- Planned Development). Various conditions of approval were placed on the project to ensure compliance with applicable State and local codes. The modification request concerns one such condition from Public Works, which states:

Condition II-2 As the roadway serves more than one lot and zoning is commercial, the road must meet Commercial Road (Template L) standards. However, a modification request for Commercial Road may be submitted.

The PD was approved with Public Works condition II-2 requiring improvements to Commercial Road according to the Template L standard between the highway and the second driveway of the subject parcel, which accesses the commercial building. Template L provides for an improved roadway section with curb and gutter, 7.5' sidewalks on each side, and 8' parking lane one each side between the curb and travel lane, and a 12' travel lane in each direction.

Mr. West's modification request was submitted by Traffic Engineer Larry Wymer & Associates. In the request, Mr. Wymer analyzed the existing conditions of Commercial Way, reviewing current traffic volumes, on-street parking, potential bicycle and pedestrian use, turn-around capabilities, and the horizontal curvature of the road. Commercial Way currently has a paved width of 20-24 feet, with no centerline striping, curb, gutter or sidewalk; it is a dead-end road which serves access to 5 commercially zoned parcels and 1

industrial parcel.

According to Mr. Wymer's analysis, the commercial and industrial parcels along Commercial Way are developed; therefore, the potential for an increase in trip generation along Commercial Way is negligible. In addition, as it is a dead-end road, all traffic on the roadway is only that generated by the uses along the roadway. There is no on-street parking along Commercial Way and there is sufficient on-site parking provided and pedestrian and bicycle use is negligible. The analysis also states that the existing roadway is sufficiently wide to accommodate large vehicles, particularly at the location of the tightest curve coming off Highway 4. Mr. Wymer concluded that traffic safety will not be compromised by the modification to the standard.

Mr. Wymer is therefore requesting that the Planning Commission approve the modification to the standards pursuant to Calaveras County Code §2.02.380.C(1), as the current roadway configuration is adequate to accommodate vehicular and pedestrian traffic, and the proposed commercial use will not compromise traffic safety; therefore, the county should not require Mr. West provide for improvements to Commercial Way to meet the Template L standards between the highway and the driveway to the commercial structure.

The parcel is located within the Avery-Hathaway Pines Community Plan. This community plan states under the Land Use Element, Streets and Parking section: "Commercial Way, because of its isolated location, neither intrudes on the rural aspects of the scenic corridor nor impacts its traffic patterns. Because of its seclusion and the particular demands of its manufacturing and service operations, the owners and/or operators of these properties should be granted latitude in the disposition of interior roads and parking areas, subject to adequate screening of the complex from Highway 4."

The proposed modification was circulated to relevant departments and agencies. On January 16, 2018, Public Works concurred with Mr. Wymer's justification, and stated that Public Works Condition II-2 can be omitted from the conditions of the Planned Development Permit.

ENVIRONMENTAL REVIEW: The PD was exempt from CEQA per Section 15303(c) of the guidelines for New Construction or Conversion of Small Structures. As previously discussed, the proposed project modification does not change the use, intensity, or scope of the approved PD and therefore does not change the impact of the previously approved project.

RECOMMENDATION

Staff recommends the Planning Commission pass a motion authorizing the Chair to sign resolution 2018-021 approving MEP 2016-018, based upon the findings contained therein.

ATTACHMENTS

1. Resolution 2018-021

2. Request for Modification for Existing Permit, Larry Wymer & Associates
3. Public Works Memorandum, February 16, 2018
4. Resolution 2017-007 – Approval of PD 2016-018