



City Council | July 17, 2018

# Use Permits 18-03 & 04

- Consideration of an appeal of the Planning Commission's action approving two Use Permits
- Project was considered by the Commission on June 25, 2018
- Proposal is part of the redevelopment of a portion of Carriage Square shopping center



# Site Description

- 3.76 acres south of Bridge Street and north of Whyler Road, east of SR 99
- Private drive aisle allowing through vehicle access between Bridge Street and North Palora Avenue
- 1.73 acres on west side cleared for future development
- 2.02 acre remainder parcel developed with retail, commercial, and office



# Previous PC Action

- On Dec. 13, 2017, the Commission approved a parcel map to subdivide the property
- After extensive discussion, the Commission required vehicle and pedestrian access from the site to Whyler
- The owner has not recorded the map, thus the property remains a single parcel



# Appeal

- Verbal appeal from nearby neighbor
  - Traffic
  - Lack of sidewalks
  - Status of N. Palora Ave., a public road vs. a private drive-aisle
  - Public noticing



Subject Site



Bridge St.

Highway 99

N. Lawrence Ave.

Building to remain

Buildings have been demolished



Access points to the site





Status of N. Palora Ave.



Highway 99

Bridge St.

N. Lawrence Ave.

Private property



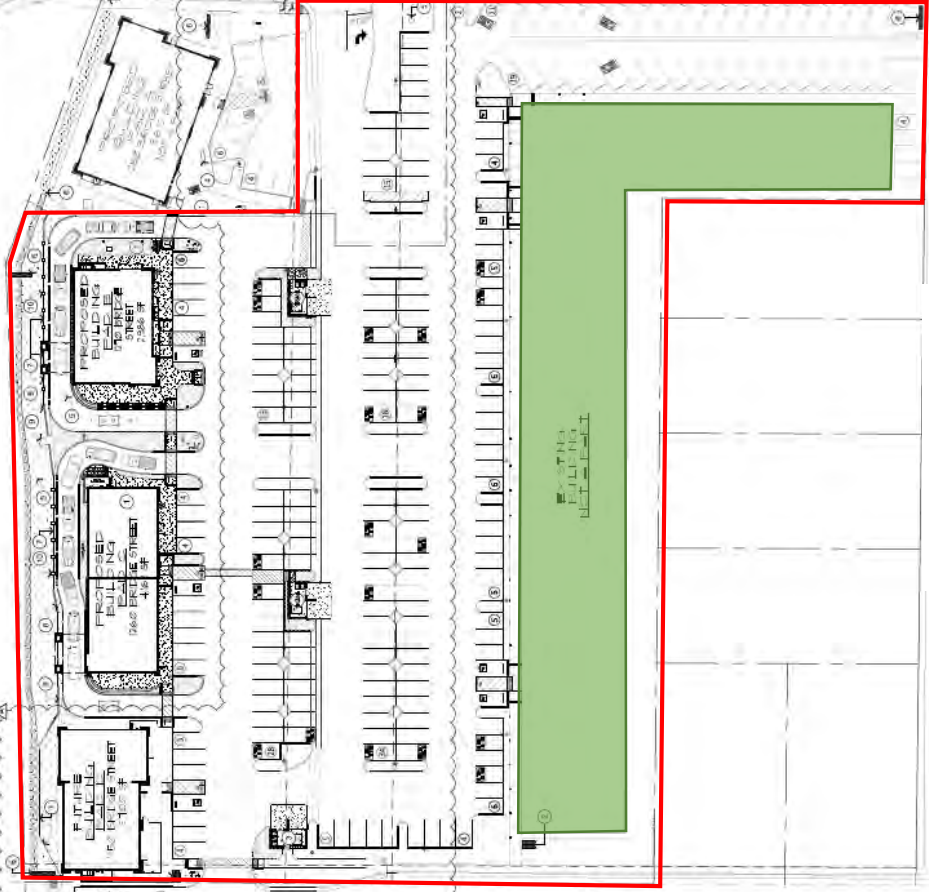
# Project Overview

- 3 new buildings totaling 10,848 sf
  - 2 drive-thru's
- 31,600 sf to remain
- 2-story bank, 9,672 sf
- 236 parking spaces
- New parking layout & landscaping
- Would consolidate drive-approaches on Bridge St.



Highway 99

Bridge St.



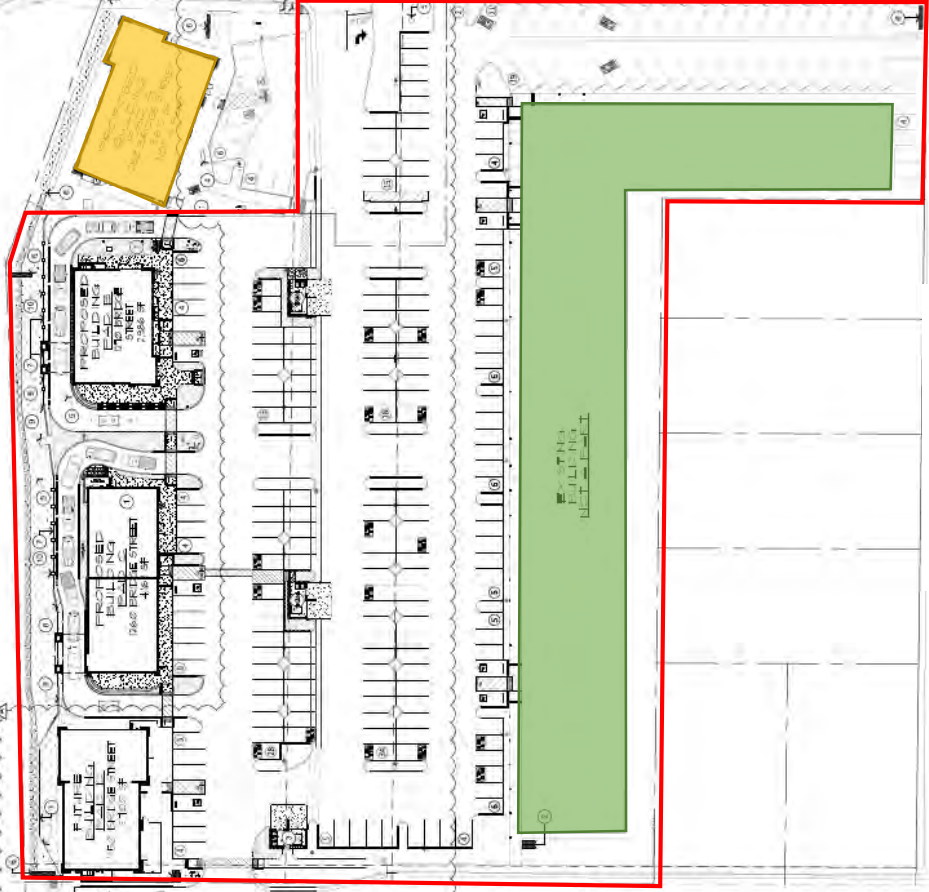
Whyler Rd.

N. Lawrence Ave.



Highway 99

Bridge St.



Whyler Rd.

N. Lawrence Ave.



Highway 99



Whyler Rd.

Bridge St.

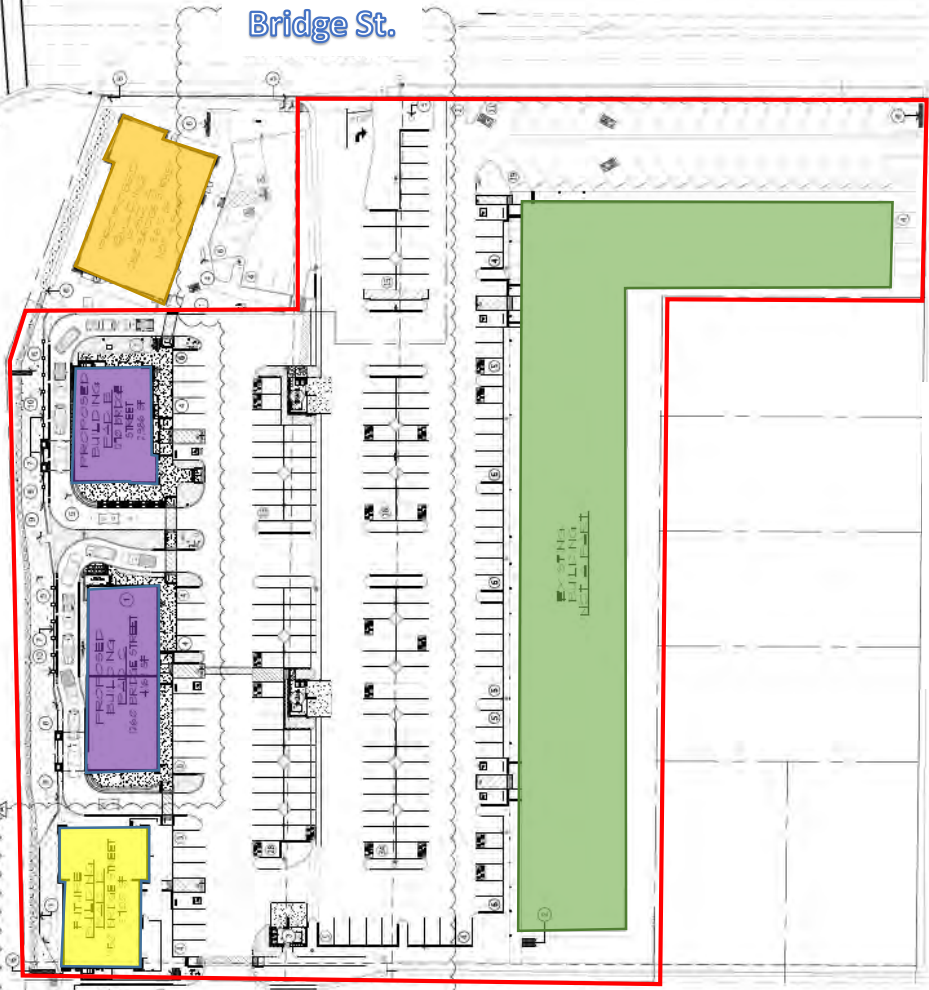
N. Lawrence Ave.





Highway 99

Bridge St.

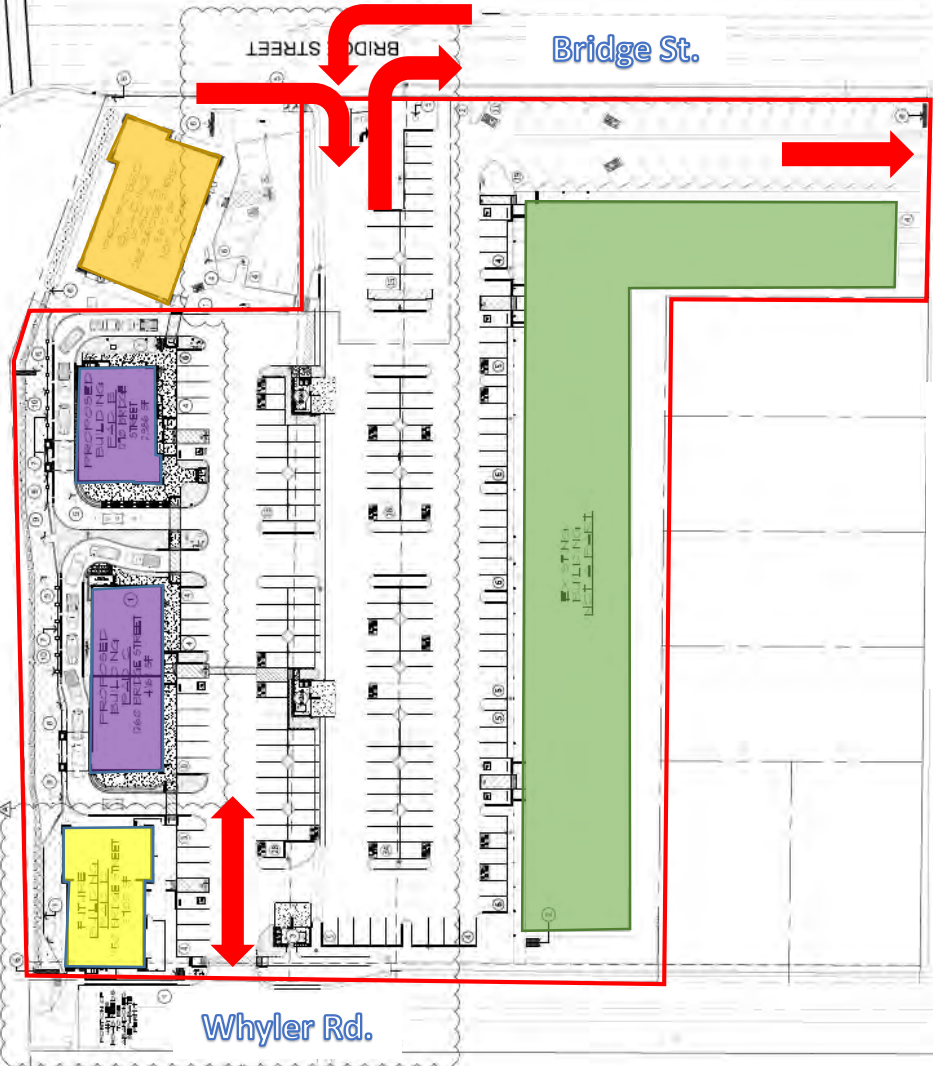


Whyler Rd.

N. Lawrence Ave.



Highway 99



Whyler Rd.

Bridge St.

N. Lawrence Ave.



Porte-cochere

½ wall/ fence  
combo

Porte-cochere





Porte-cochere

½ wall/ fence  
combo

Porte-cochere





# FROM SR 99



Plane break

Different materials

Porte-cochere

outdoor dining

From SR 99 (north side)





FROM SR 99

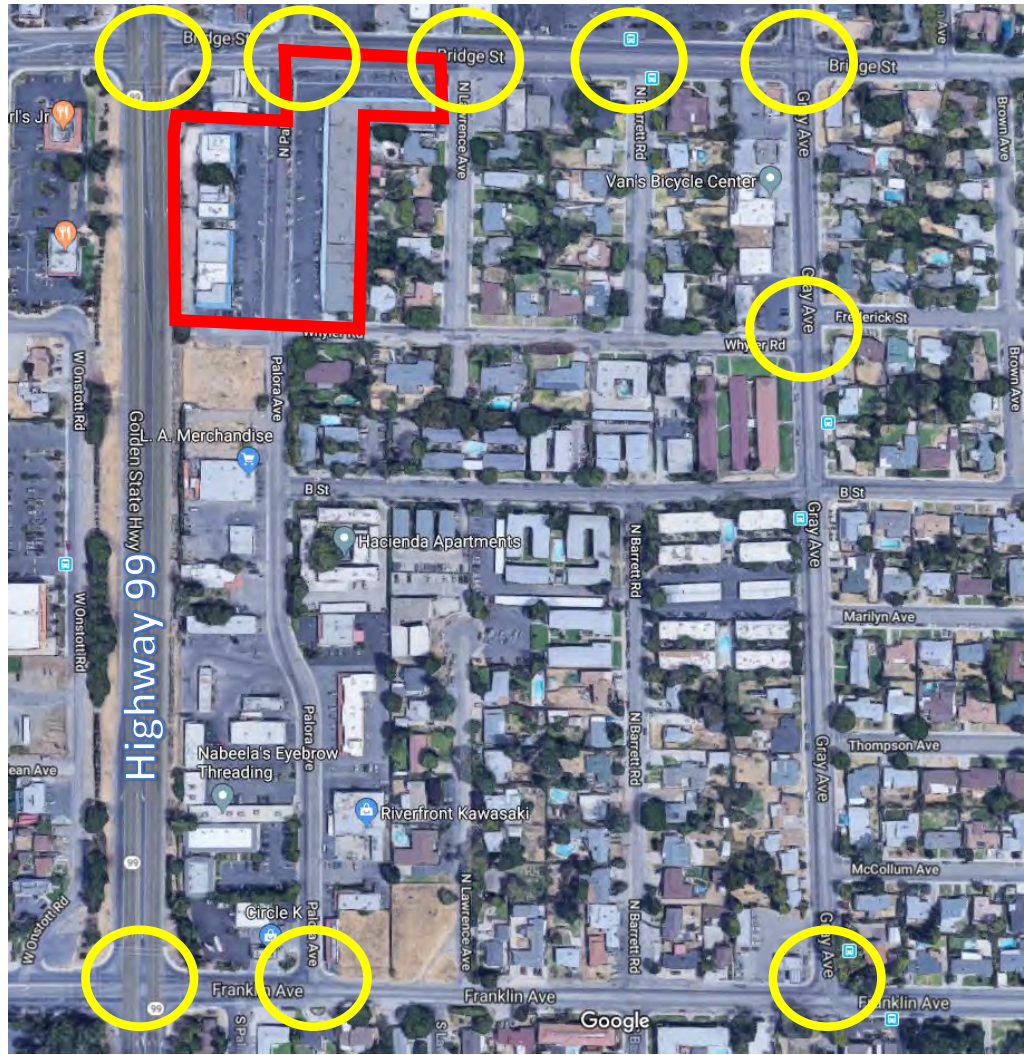


# Traffic

- KD Anderson & Assoc. prepared a Traffic Impact Study
- Completed in Dec. 2017. Due to project modifications, an amendment was prepared in May 2018
- 9 intersections studied







# Assessment

- Reviewed
  - Near-term impacts
  - Longer-term impacts
- Credit was given to the buildings that were demolished



# Short-term impacts

- New traffic will be generated in comparison to the buildings that were housed on the site
- SR 99/Bridge St. is already in a lower standard than what is considered acceptable
- Increase is not considered “*significant*” by adopted standards



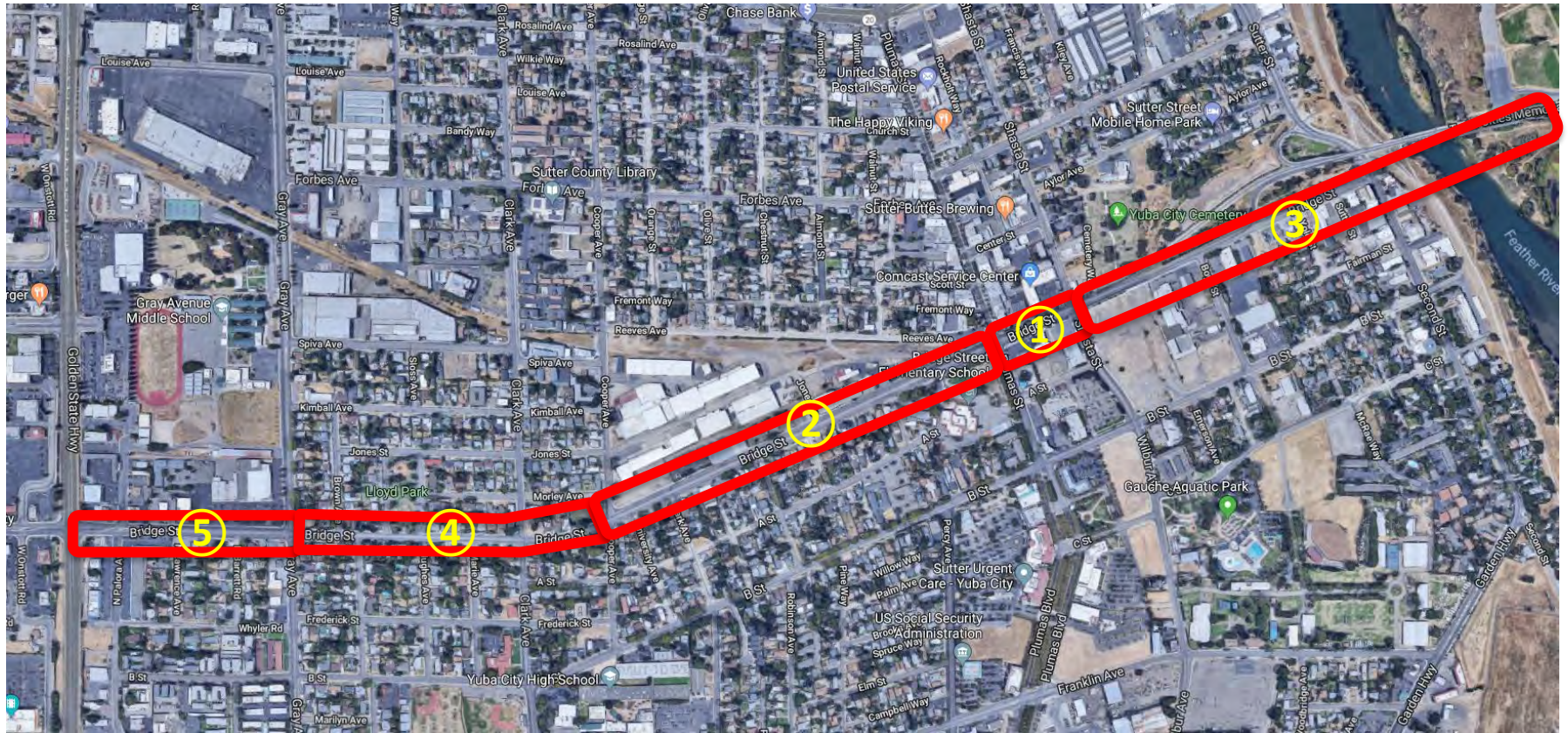
# Longer-term impacts

- Bank dedicated land to widen Bridge St.
- Mitigation for Bridge and Lawrence is included (Phase 5 of the Bridge St. project)
- Remaining intersections: nominal figures
  - Gray/Whyler: +/- \$200
- Development Impact Fee program would improve Bridge St.

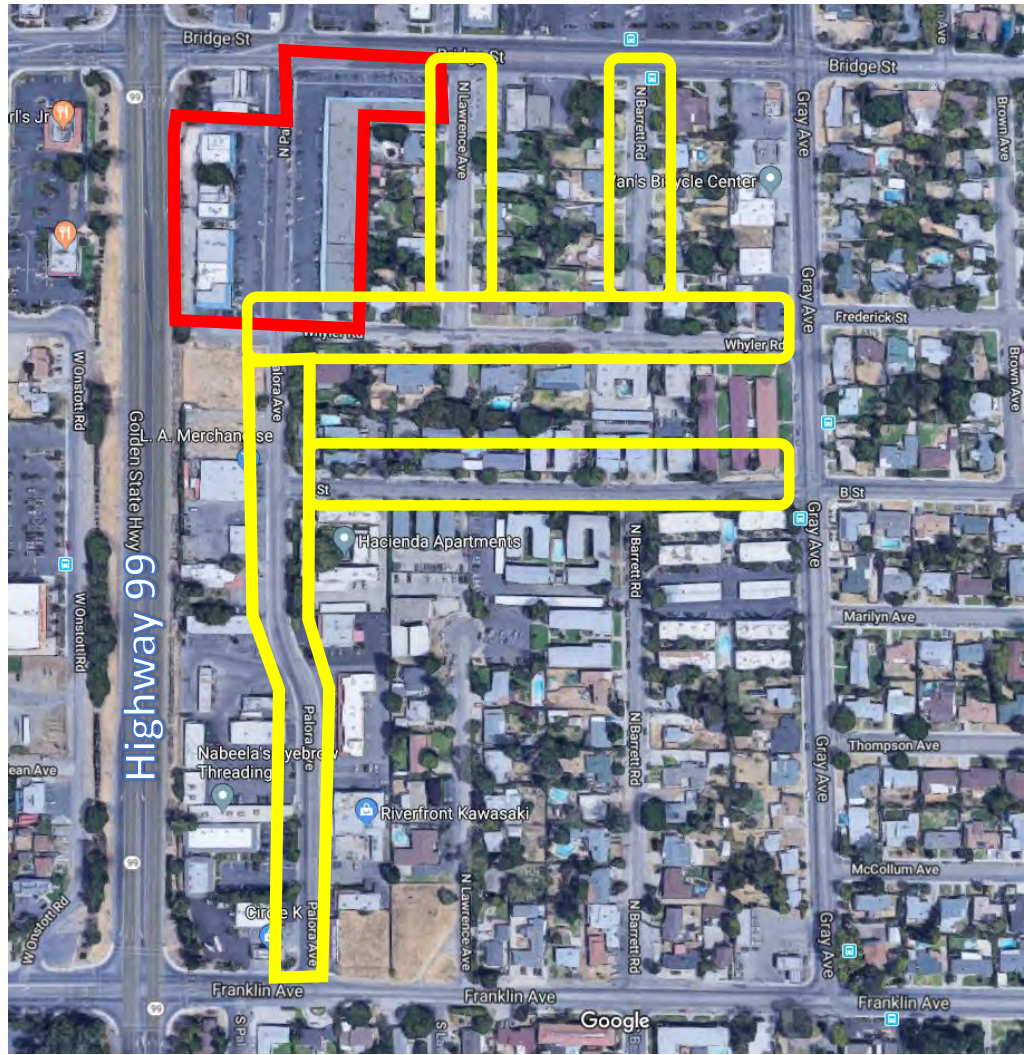




# Bridge St. Improvement Phases







# Mitigation



Highway 99

Bridge St.

N. Lawrence Ave.

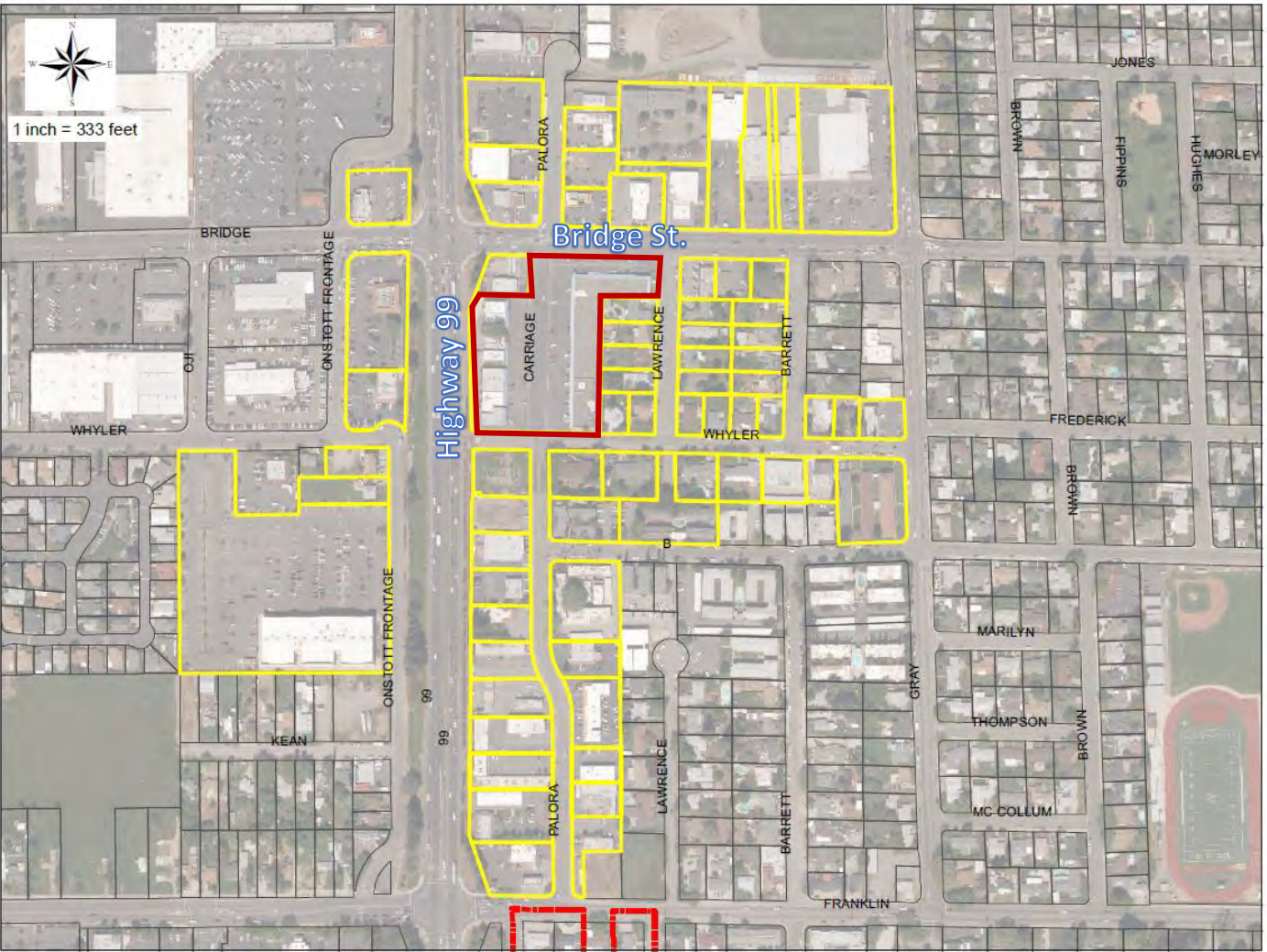
Paving the existing shoulder on the south side of the road, between Palora & Lawrence

# Public Noticing

- State law
  - Mailed notice
  - Local paper







1 inch = 333 feet

Bridge St.

Highway 99

CARRIAGE

LAWRENCE

BARRETT

WHYLER

FREDERICK

MARILYN

THOMPSON

MC COLLUM

FRANKLIN

PALORA

BRIDGE

ONSTOTT FRONTAGE

WYHLER

ONSTOTT FRONTAGE

KEAN

ONSTOTT FRONTAGE

99

PALORA

LAWRENCE

BARRETT

BROWN

JONES

HIPPINS

HUGHES

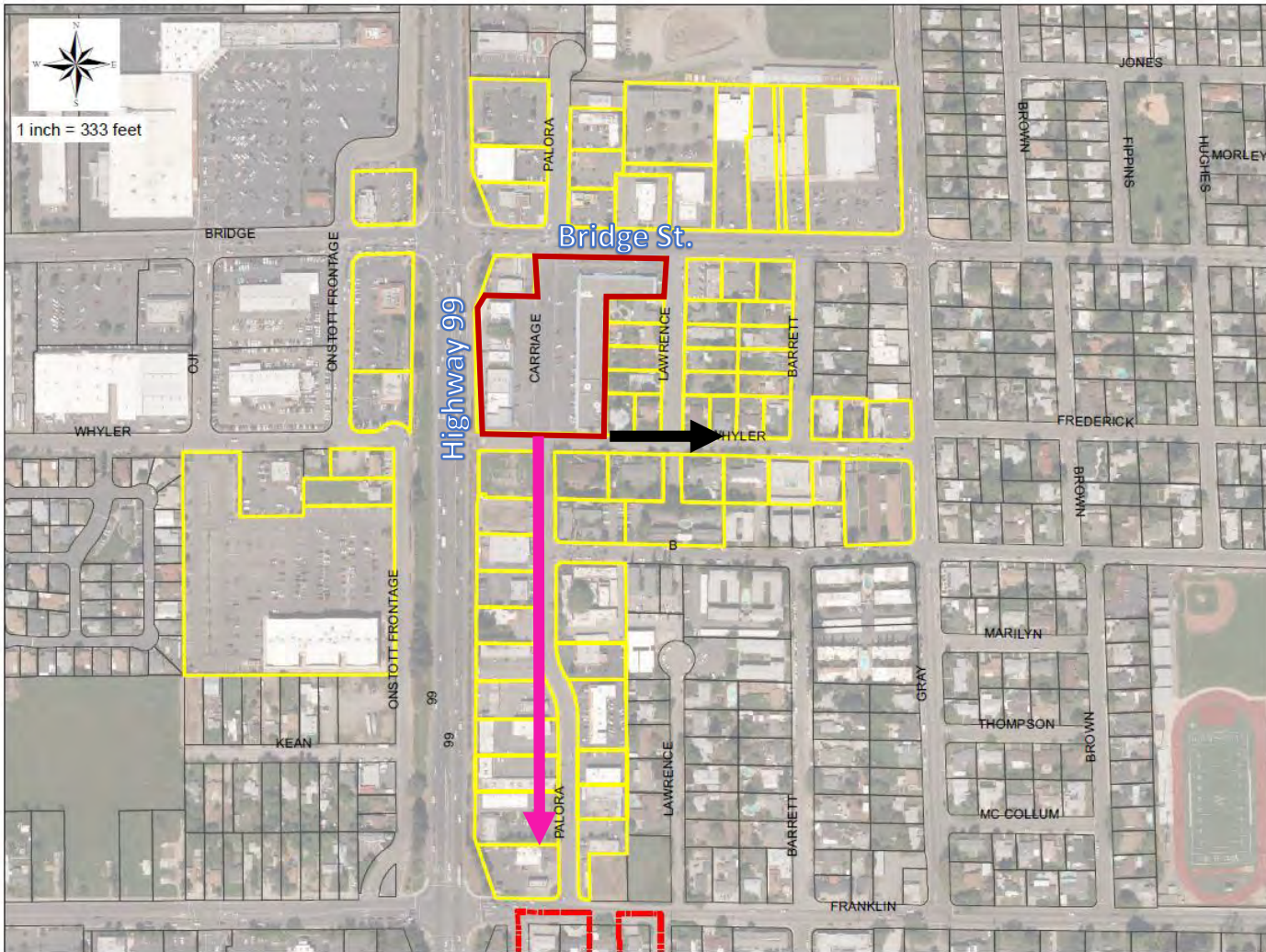
MORLEY

NWGHE

GRAY

BROWN





Black arrow  
is approx.  
300 ft.

Pink arrow is  
approx.  
1,140 ft.

# Appeal

- Palora, through the property is private, not a public road
- Applicant will make some improvements to Whyler
- Public noticing





# Mitigation

- California Environmental Quality Act
  - The solution must be roughly proportional to the project
  - Mitigation may not be required where there is no impact or less than a significant impact
  - Mitigate to pre-project condition (*not to resolve existing conditions*)





# CEQA

- An environmental assessment including an initial study and mitigated negative declaration was prepared and circulation to state and Tribal consultation
- Mitigation is incorporated into the conditions of approval



# Recommendation

- Affirm the Commission's approval of the environmental assessment
- Adopt a resolution to deny the appeal to overturn the Commission's approval of Use Permit No. 18-03, thereby approving the permit
- Adopt a resolution to deny the appeal to overturn the Commission's approval of Use Permit No. 18-04, thereby approving the permit



Aerial Photo

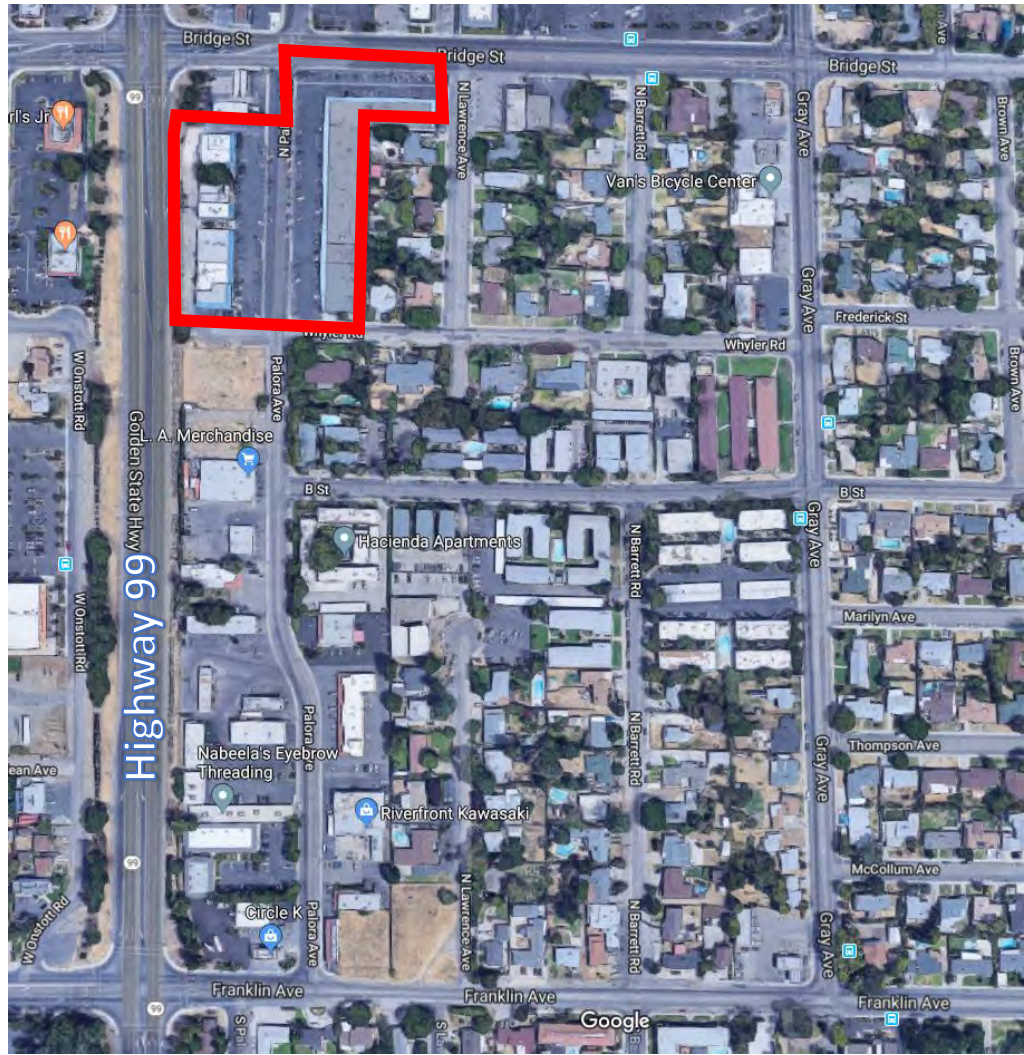


Bridge St.

Highway 99

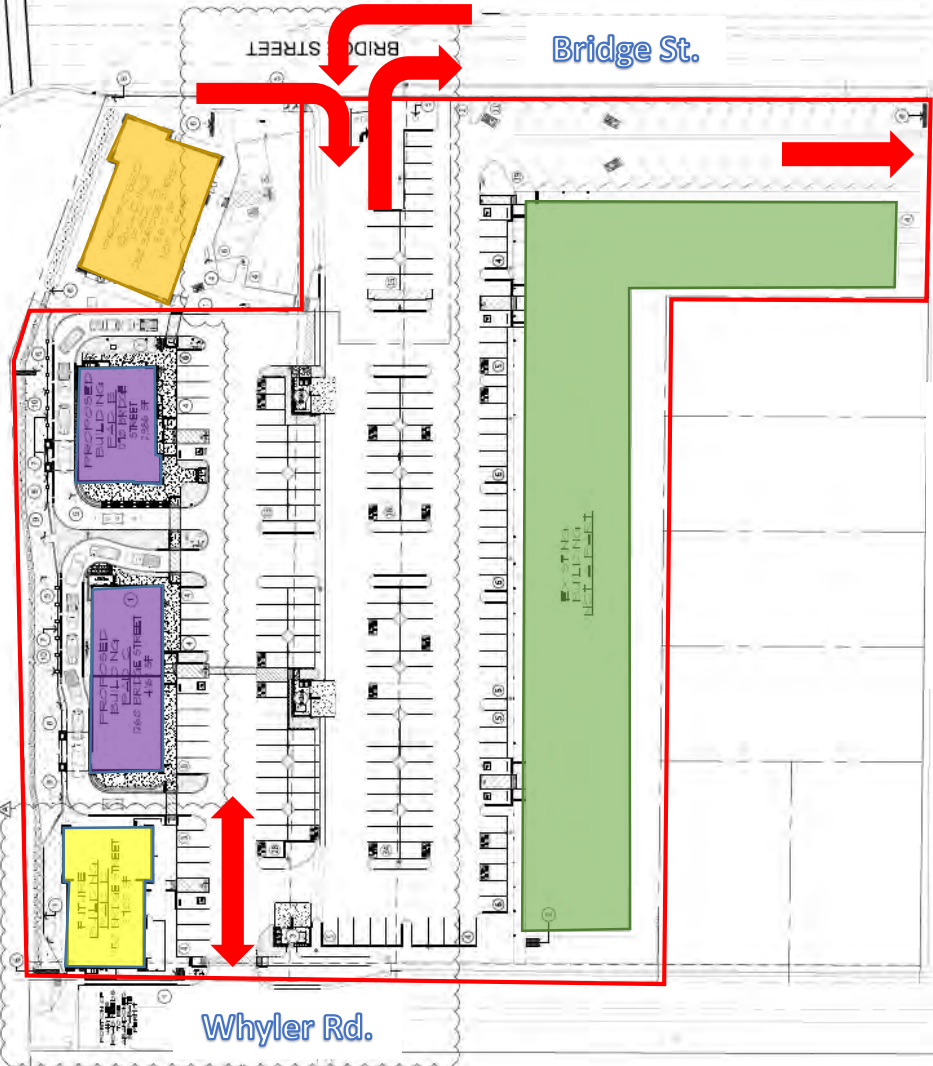
N. Lawrence Ave.







Highway 99



Whyler Rd.

Bridge St.

N. Lawrence Ave.

