



## MEMORANDUM

DATE: OCTOBER 23, 2012

TO: PLANNING COMMISSION

FROM: DINA TASINI, CONTRACT PLANNER

RE: LAUREL KNOLLS - 370 Muir Station Road. (APN# 162-263-006 & 009)

### Background

On August 14, 2012 the Planning Commission held a public hearing, took testimony and requested staff work with the applicant to address issues related to traffic, easements, public outreach and setbacks.

### Discussion

#### **Traffic**

The public was concerned about the volume of traffic, safety and visibility. Staff hired Abrams and Associates to provide a peer review of the traffic analysis provided by the applicant for the Initial Study and to recommend possible changes to either the roadway or the entrance to the project if warranted. Abrams and Associates (Attachment A) provided the City with a traffic analysis that reviewed and agreed with the majority of the previous Traffic Impact Analysis and provided a suggested improvement to the roadway by the addition of a separate left turn pocket from Muir Station Road into Laurel Knolls.

In conclusion the project as proposed would not result in any traffic capacity or safety problems beyond those identified in the initial study and the supporting traffic impact analysis. There was nothing identified during the recent peer review that would change any conclusion provided in the previous traffic analysis. The additional turning lane and pavement marking will allow for safer turns into the development, and should be made a condition of approval for the project.

#### **Easements**

The Planning Commission and the public raised concerns regarding drainage easements along the property line between the Church and the proposed development. Staff requested that the applicant discuss these issues with the adjacent property owners. Staff has included language within the conditions of approval requiring proof of prior to approval and granting of building permits.

## **Public Outreach**

During the previous Planning Commission hearing several Commissioners requested that the applicant contact adjacent community members and discuss the project and listen to concerns. Staff contacted the applicant and was assured that they continue to make an effort to work with the community and contact individual residents.

## **Site Plan and Setbacks**

Several Commissioners commended on the “tightness” of the proposed site plan and asked the applicant to consider both a greater setback of the townhome units from the neighboring properties and/or move internal open space areas.

Staff has discussed site layout and setbacks with the applicant. The applicant is reluctant to make changes to the site plan that took close to six months for the Design Review Committed to recommend approval. No changes have been made to the proposed layout since the Planning Commission hearing on August 14, 2012.

## **Recommendation**

The public hearing was closed at the end of public testimony on August 14, 2012, the Planning Commission may open the public hearing to testimony or chose to keep the public hearing closed receive a brief staff report summarizing any actions staff has taken, request information from the traffic consultant and applicant Review the traffic analysis, request additional information and make a recommendation regarding the General Plan Amendment, Planned Development and Design Review as was provided on August 14, 2012.

## **Items to Review:**

1. Abrams Associates – Traffic Analysis (Attachment A)
2. August 14, 2012, staff report
3. Draft Resolution & Conditions of Approval