



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

Planning Commission Staff Report

Hearing Date	June 9, 2016
Project Number/Name	2015-048 PD Permit and Request for Modification for Mark Twain Healthcare District
Supervisorial District Number	District 5, Steve Kearney
Assessor's Parcel Number(s)	APN: 073-047-001 & 073-049-002 through 006
Planner	Darcy Goulart, Planner III

Date: June 2, 2016

Project Description: The applicant is requesting approval of a Planned Development (PD) application for a two phase development described as the following: Phase 1 is a two story, 19,581 sq. ft. outpatient family medical clinic which would house family medical and women's services, imaging, physical therapy, conference rooms and space for future use. This phase includes the required parking and landscaping to support the development of Phase 1. Phase 2 includes approximately 74,000 sq. ft. of space for future retail, eating establishments and a possible hotel site. When developed, the required parking and landscaping would also be installed to support the businesses associated with this phase. The application also includes a request for modification for the internal roadway to be reduced down to 24 feet from 60 feet. A boundary line adjustment was recently approved to provide the single family residence on the site with a suitable sized parcel and readjust some of the other boundary lines.

Project Location:

Applicant and Landowner: Mark Twain Healthcare District, 768 Mountain Ranch Road, San Andreas, CA 95249

Project location: The project site is a 14.55 acres parcel located on the southwest corner of Hwy 26 and Vista Del Lago. The APN's are 073-049-002, 003, 004, 005, 006 and 073-047-001.

ANALYSIS

As stated the applicant is requesting a Planned Development (PD) permit approval for the project described in detail below. The zoning of the property is C2-PD-PX, which is General Commercial-Planned Development. The PX zone is the off-site parking combing district, which allows for off-site parking on another parcel. The PD portion of the zoning requires review and approval of the site plan and elevations. It also allows for flexibility for innovative designs that may not otherwise be allowed by the base zone. The C2 zone allows a large number of uses that are permitted or conditionally permitted. The proposed outpatient family medical clinic is a permitted use and does not require any additional discretionary permits. The potential uses for phase 2, as indicated on the overall site plan (Figure 3), are also all permitted uses in the C2 zone. If in the future a use is proposed that requires a discretionary permit, that permit will be processed according to the regulations of Title 17 and may require additional CEQA review.

Site Plan – As proposed the project would be constructed in two phases: Phase 1 is a two story, 19,581 sq. ft. outpatient family medical clinic which would house family medical and women's services, imaging, physical therapy, conference rooms and space for future use. This phase includes the required parking and landscaping to support the development of the medical clinic and the future 7,000 sq. ft. single story building as shown on Figure 4. Although shown on the Phase 1 site plan, the 7,000 sq. ft. building would likely not be constructed during this phase and is counted in the square footage for phase 2. Phase 2 includes approximately 74,000 sq. ft. of space for future retail, eating establishments and a possible hotel site. When developed, the required parking and landscaping would also be installed to support the businesses associated with this phase.

The site is currently made up of six different parcels and includes an existing single family residence. The applicants have processed a boundary line adjustment with the Public Works department to adjust the property lines and separate the existing residential lot from the commercial development. The overall site plan reflects the new property lines, although at the time the staff report was written, may not have been recorded yet. The residence will end up with a 2.59 acre parcel, will continue to gain access from Hwy 26 from an existing paved access drive and will be separated from the commercial development by a substantial landscape buffer.

The site layout has been designed to have the least amount of impact on adjacent properties, as well as those viewing the site from Hwy 26. With the combination of landscape screening and placement of the buildings, the impact to adjacent neighbors is reduced. The buildings and parking areas have been situated back from the streets or have a significant landscape buffer between the site and the roadways. The development standards for a C2 property do not impose maximum lot coverage. Maximum building height of 45 ft. is a requirement and as proposed, the tallest point of the medical clinic is 35 ft. Setbacks start at zero feet from all boundary lines unless adjoined by an R1 zone. In the case of the R1 zoned properties located along the southwest portion of the project site, the setback would be 5 ft. for all buildings. The current proposal includes a side setback of at least 60 ft. to the closest building.