



Joint City Council and Planning Commission Study Session Dorsey Marketplace Project

- Purpose: Informational meeting to review the project process
- Agenda
 - Why We Process Applications
 - How the City Processes an Application
 - Public Meetings and Outreach
 - Review of Applications

Why We Process Development Applications

- Most of the City's powers to regulate land use are dictated by Federal & State legislation and by the courts
 - Land use rules and regulations are in place to provide safeguards that protect both the public and property owners
- California's two key land use tools
 - Planning and Zoning Laws
 - California Environmental Quality Act
- Both of these tools include specific timelines and processing steps the City must follow
- There are extensions and caveats to the timelines and processes, but key to remember --- **there are steps and time limits we must follow!**



Why We Process Development Applications

- City's local processing regulations for applications are described in the Development Code
- Once a land use application is complete, the City determines the level of environmental review (30 days)
 - Exempt, Negative Declaration, or Environmental Impact Report (EIR)
- Since an EIR is being completed for this project, City has one (1) year to complete EIR, then 180 days to act on applications after certification of EIR.
- Local agencies cannot have a protracted or unjustified delay in processing complete applications



Questions - Why We Process Applications - Land Use Regulations -

State and Federal
Legislation

Court Decisions

Local Laws



How the City Processes an Application

- Three City entities will participate in the Dorsey Marketplace Project decision-making process:
 - Development Review Committee (DRC) - Focus on design and site plan issues, and make recommendation to Planning Commission
 - Planning Commission - Review all applications, review EIR, and make recommendation to City Council
 - City Council – Final action on applications and certify EIR



How the City Processes an Application

- Role of the Planning Commission
 - Listen to all views and perspectives, the pros and cons
 - Careful not to prejudge the project and wait to decide until it is time for you to act
 - Wait until all the facts are in and information is provided to you
 - Provide a unified recommendation based on the evidence and testimony provided during the process
- Commission's opportunities to review and take input on project
 - Study sessions
 - During EIR meetings
 - Public hearings on applications – The appropriate time to reach a conclusion on the merits of the project



How the City Processes an Application

- Role of the City Council
 - Listen to all views and perspectives, the pros and cons
 - Careful not to prejudge the project and wait to decide until it is time for you to act
 - Wait until all the facts are in and information is provided to you
 - Provide a decision based on the evidence and testimony offered during the process
- Council's opportunities to review and take input on project
 - Study sessions
 - Public hearings – At close of hearing, the appropriate time to reach a decision based on the merits of the project



How the City Processes an Application

- **February 9, 2016:** City Council approves contract with Dudek to prepare the Environmental Impact Report (EIR) and Reimbursement Agreement with the applicant to pay for the EIR and application processing.
- **February 16 to March 17, 2016:** Notice of Preparation (NOP) of an EIR. This is the City's notification to public agencies and public that we are preparing an EIR.
- **March 1, 2016:** Joint City Council and Planning Commission meeting to review the project.
- **March 2, 2016:** NOP Scoping meeting. There will be one meeting held for public agencies, and an early evening meeting for the general public.
- **April 12 or 26, 2016:** Preliminary DRC meeting to review the proposed architecture and project design elements. Additional meeting could follow.
- **July 7 to September 9, 2016:** Estimated 45 day review period for the Draft EIR.
- **August 16, 2016:** Public hearing with the Planning Commission on the Draft EIR.
- **September 13 or 27, 2016:** Potential first formal DRC meetings to provide recommendations on the project to Planning Commission. Multiple meetings may occur.
- **November 15, 2016:** Potential Planning Commission public hearing on the project applications. Multiple meeting may occur.
- **January 2017:** Potential City Council public hearing on the project applications and EIR.



Questions -How the City Processes an Application

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graph LR; A[EIR Preparation] --> B[Recommendations from DRC and Planning Commission]; B --> C[Final Action by City Council];
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EIR Preparation

Recommendations
from DRC and
Planning Commission

Final Action by City
Council

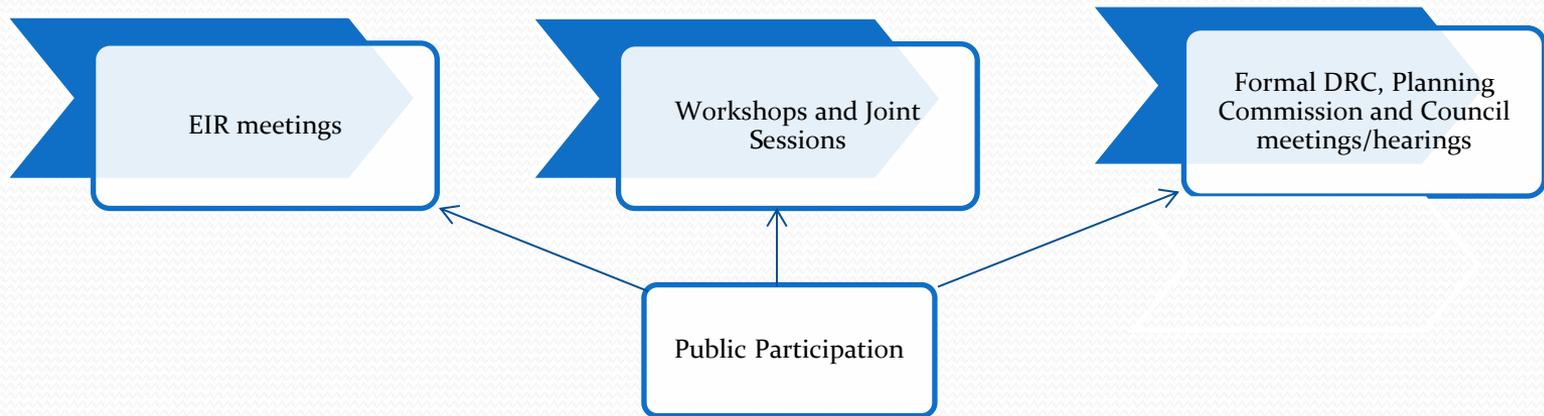


Public Meetings and Participation Opportunities

- **March 1, 2016:** Joint City Council and Planning Commission meeting to review the project. Obtain general understanding of project and processing.
- **March 2, 2016:** NOP Scoping meeting. Two meetings -- one focused on public agencies, and one for the general public.
- **March 30, 2016:** Applicant sponsored open house. City staff and officials will be present.
- **April 12 or 26, 2016:** Preliminary DRC meeting to review the proposed architecture and project design elements.
- **Late Spring:** Joint City Council and Planning Commission site visit. Public meeting at City Hall may occur before or after site visit.
- **August 16, 2016:** Public hearing with Planning Commission on the Draft EIR. Staff and consultant team will review the conclusions in the DEIR. Goal - Inform and prepare interested citizens on how to review and comment on DEIR
- **September 13 or 27, 2016:** Potential first formal DRC meetings to provide recommendations on the project to the Planning Commission. Multiple meetings may occur.
- **November 15, 2016:** Potential Planning Commission public hearing on the project applications and Final EIR. Multiple meeting may occur.
- **January 2017:** Potential City Council public hearing on the project applications and Final EIR. Multiple meetings may occur.



Questions – Public Meetings and Participation Opportunities

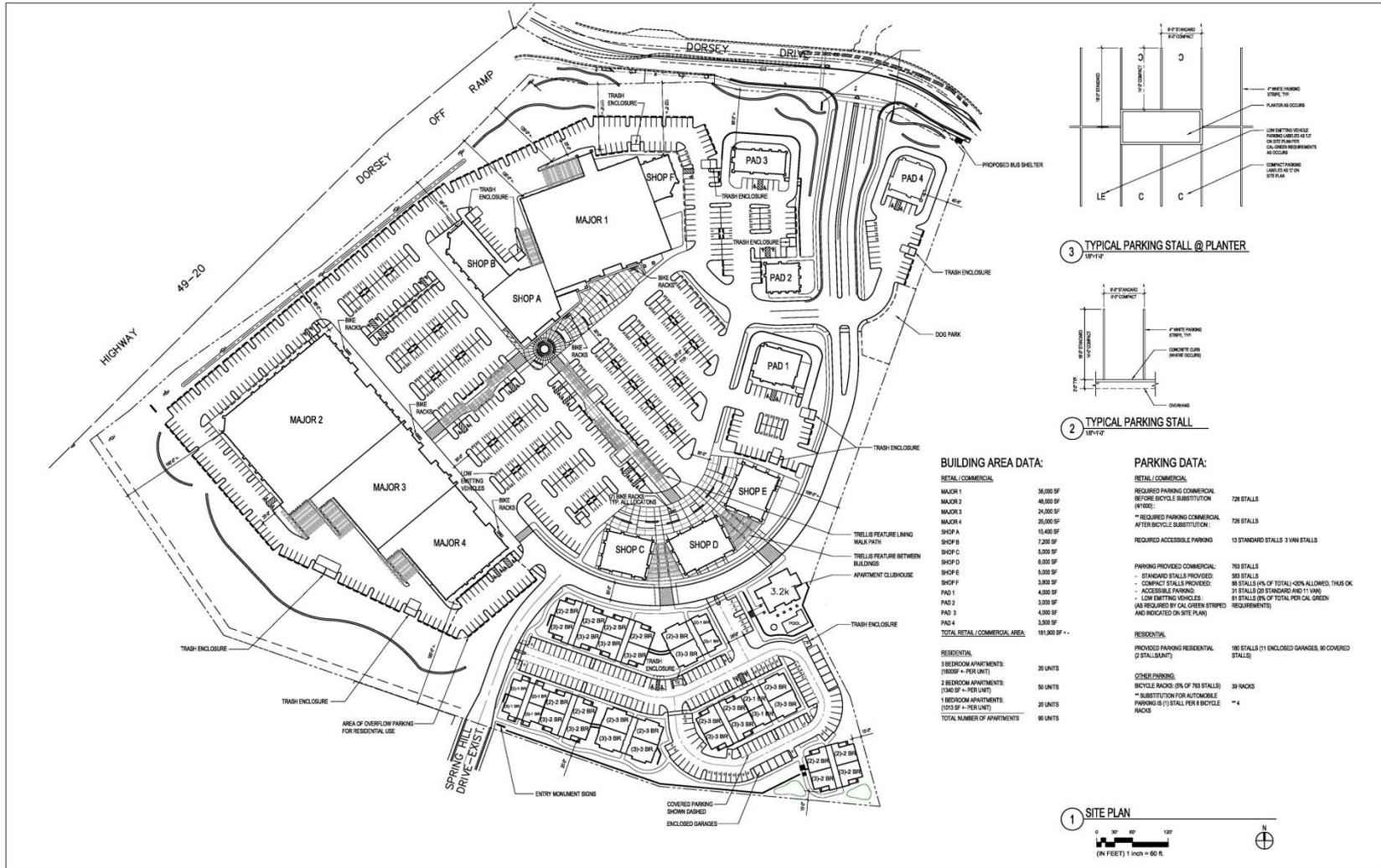


Review of Dorsey Marketplace Project Applications

- Four Applications Submitted to the City:
 1. General Plan Amendment to change the GP map designation on 26.9 acres from Business Park to 21.2 acres of Commercial and 5.7 acres of Residential Urban High Density;
 2. Rezone to change zoning map from Corporate Business Park to 21.2 acres of C-2 and 5.7 acres of R-3;
 3. Development Review application to review the site plan and architecture for 181,900 square feet of commercial and retail uses and 90 multifamily residential units: and
 4. Use Permit to allow three (3) drive-through restaurants.



Proposed Site Plan



BUILDING AREA DATA:

RETAIL / COMMERCIAL	
MAJOR 1	38,000 SF
MAJOR 2	40,000 SF
MAJOR 3	24,000 SF
MAJOR 4	26,000 SF
SHOP A	15,400 SF
SHOP B	12,000 SF
SHOP C	5,000 SF
SHOP D	6,000 SF
SHOP E	5,000 SF
SHOP F	13,000 SF
PAD 1	4,000 SF
PAD 2	3,000 SF
PAD 3	4,000 SF
PAD 4	3,500 SF
TOTAL RETAIL / COMMERCIAL AREA	181,900 SF +/-
RESIDENTIAL	
3 BEDROOM APARTMENTS: (1500 SF +/- PER UNIT)	20 UNITS
2 BEDROOM APARTMENTS: (1140 SF +/- PER UNIT)	50 UNITS
1 BEDROOM APARTMENTS: (1013 SF +/- PER UNIT)	20 UNITS
TOTAL NUMBER OF APARTMENTS	90 UNITS

PARKING DATA:

RETAIL / COMMERCIAL	
REQUIRED PARKING COMMERCIAL BEFORE BICYCLE SUBSTITUTION (0.75/1000)	728 STALLS
REQUIRED PARKING COMMERCIAL AFTER BICYCLE SUBSTITUTION:	728 STALLS
REQUIRED ACCESSIBLE PARKING	13 STANDARD STALLS 3 VAN STALLS
PARKING PROVIDED COMMERCIAL:	
STANDARD STALLS PROVIDED:	853 STALLS
COMPACT STALLS PROVIDED:	86 STALLS (8% OF TOTAL 10% ALLOWED, THIS OK)
ACCESSIBLE PARKING:	31 STALLS (2% STANDARD AND 11 VAN)
LOW EMITTING VEHICLES:	81 STALLS (8% OF TOTAL PER CAL GREEN REQUIREMENTS)
AS REQUIRED BY CAL GREEN STRIPED AND INDICATED ON SITE PLAN	
RESIDENTIAL	
PROVIDED PARKING RESIDENTIAL (2 STALLS/UNIT)	180 STALLS (11 ENCLOSED GARAGES, 69 COVERED STALLS)
OTHER PARKING:	
BICYCLE RACKS (5% OF 768 STALLS)	39 RACKS
SUBSTITUTION FOR AUTOMOBILE PARKING (5 (1) STALL PER 1 BICYCLE RACKS)	** 4

DORSEY MARKETPLACE
GRASS VALLEY, CA.
DECEMBER 09, 2015



REVISIONS	#	DATE	DESCRIPTION	BY

Questions - Dorsey Marketplace Project Applications

- Questions from the City Council and Planning Commission
- Comments from the Public
- Final questions for City Staff



Joint City Council and Planning Commission Study Session Dorsey Marketplace Project

- Next Steps
 - EIR Process Beginning
 - Interested citizens can provide email to be notified of all meetings related to the project