



City Council Report

Subject: Terracina at Whitney Ranch
Design Review, DR2021-0002

Date: August 24, 2021

Submitted By: David Mohlenbrok, Community Development Director
Bret Finning, Planning Services Manager
Nathan Anderson, Senior Planner

Department: Community Development Department

Recommendation

The Planning Commission and staff recommend approval of the following:

A Resolution Of The City Council Of The City Of Rocklin Approving The Second Addendum To The Northwest Rocklin (Sunset Ranchos) Annexation Environmental Impact Report (Terracina at Whitney Ranch / DR2021-0002).

A Resolution Of The City Council Of The City Of Rocklin Approving A Design Review (Terracina at Whitney Ranch / DR2021-0002).

Proposal/Application Request

This application is a request for approval of a Design Review to construct a three-story, 288-unit apartment community on 11.7 acres ("Project"). The Project would include parking and landscaping as well as indoor and outdoor amenities such as a clubhouse, children's play area, and swimming pool. The Project would include affordable units targeted to Rocklin's workforce.

Pursuant to Section 17.72.070.B.2 of the Rocklin Municipal Code (RMC) the City Council is the approving authority for residential buildings with a height greater than 30 feet, or with more than two stories.

Project Site Location/Description

The Project site is located east of University Avenue, west of Wildcat Boulevard, and north of Whitney Ranch Parkway. The Assessor's Parcel Number (APN) is 017-172-014. The site is roughly

rectangular in shape and is currently vacant. Roadway frontage improvements have been constructed on University Avenue and Wildcat Boulevard, and landscaping improvements are complete on the Wildcat Boulevard frontage. A 12-inch diameter sewer main and a paved sewer access road traverse the southcentral portion of the site from west to east. The site was previously rough-graded, and on-site vegetation consists of sparse grasses. See **Figures 1 and 2**.

Owner/Applicant

The property owner and applicant is USA Properties Fund, Inc.

Figure 1. Project Location



Figure 2. Project Site



Surrounding Uses

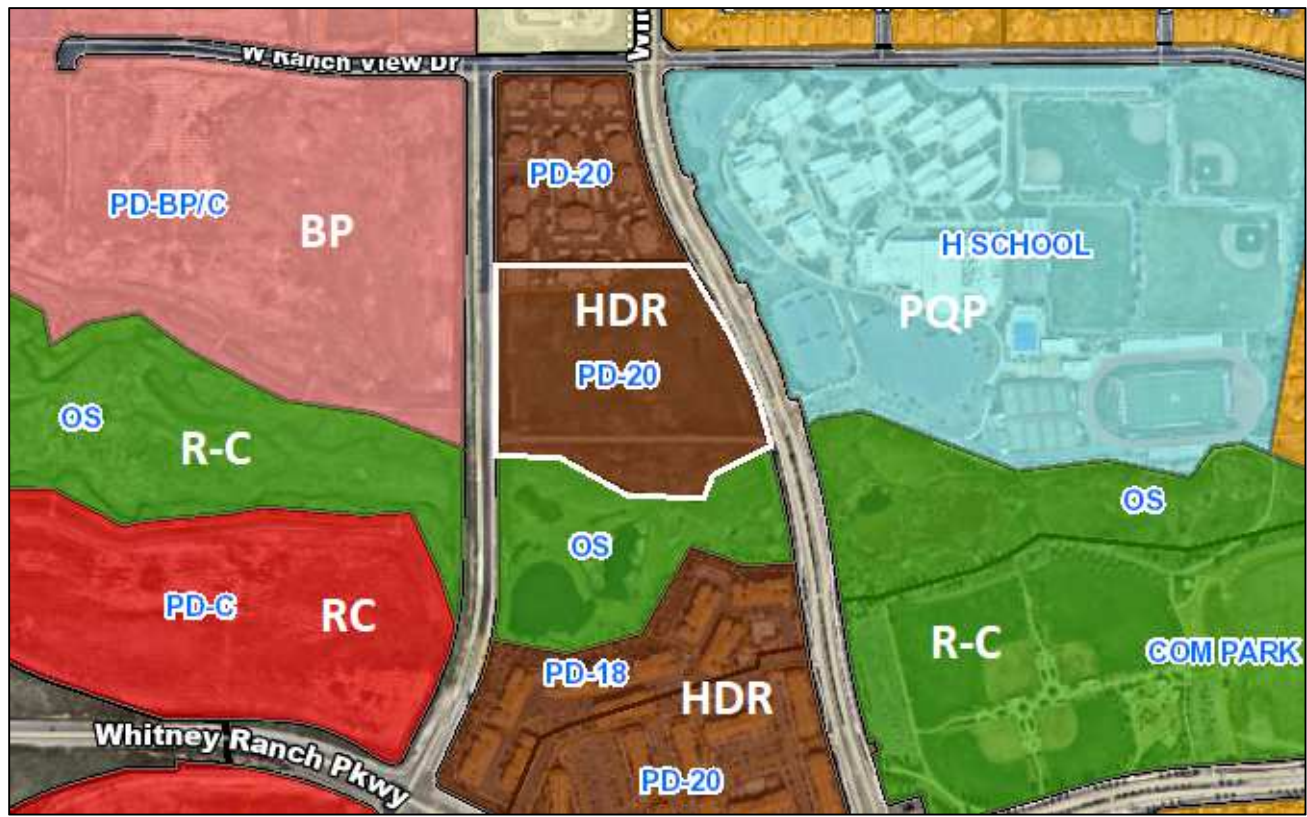
An open space corridor is located directly south of the site, and the 171-unit Montessa at Whitney Ranch Apartment community is located immediately south of the open space area, on the north side of Whitney Ranch Parkway. Whitney High School is across the street from the site, east of Wildcat Boulevard. The 156-unit Whitney Ranch Apartment community is north of the Project site, south of Ranch View Drive. University Avenue is on the west side of the site, and business professional and commercial uses are planned further west between Highway 65 and University Avenue.

See **Table 1** for surrounding uses and see **Figure 3** for the current General Plan and Zoning.

Table 1. Surrounding Uses

	Current Use	Current General Plan / Zoning
Project Site	Vacant	High Density Residential (HDR) / Planned Development 20 dwellings per acre (PD-20)
North	Whitney Ranch Apartment Community	HDR / PD-20
South	Open Space Corridor	Recreation Conservation (R-C) / Open Space (OS)
East	Whitney High School	Public Quasi-Public (PQP) / High School (H School)
West	Vacant	Business Professional (BP) / Planned Development Business Professional/Commercial (PD-BP/C)

Figure 3. Current General Plan and Zoning



Summary of Planning Commission Hearing and Action

On August 3, 2021, the Planning Commission considered the proposed Terracina at Whitney Ranch Apartments. Staff presented the Project, as well as a Blue Memo which included a new condition of approval requiring the Project to provide the City with an Irrevocable Offer of Dedication (I.O.D.) for additional right-of-way, which may be required along the project's University Avenue frontage to accommodate traffic control measures in order to account for future development to the west. See *University Avenue Access Intersection* discussion below for additional information.

Following staff's presentation, the Planning Commission asked about the timing for widening University Avenue to its ultimate width. Staff stated that the timing is not certain as it is tied to the development to the undeveloped properties on the west side of the street.

The applicant's representative, George Phillips, addressed the Commission stating that USA Properties was excited to bring this project to Rocklin. He said that he believes the applicant has made considerable compromises with regard to what could be proposed, based on the State's allowances for affordable projects such as this one, particularly with regard to density and parking.

The Commission asked Mr. Phillips how other projects managed by USA Properties have dealt with lower parking standards and whether this has created problems. Steve Gall, a representative for USA Properties addressed this question. He stated that project management in similarly sized projects work hard to ensure that the parking areas are used correctly by residents. Mr. Gall said that residents in similar communities are required to register their vehicles, and that community management is always on the lookout for unregistered vehicles. As an example, Mr. Gall discussed another complex on Bruceville Road in south Sacramento which has a similar unit count and affordability component. He said that property management has indicated that there have been no significant parking issues.

The Commission asked about the new condition of approval which was included in the Blue Memo, and whether the applicant team had any objections. Mr. Phillips stated that there are no objections to the condition as written, and that they hope to have clear dimensions for the I.O.D. prior to the City Council hearing. The Commission also asked about the marketing plan, and how it would ensure that the affordable units are marketed to Rocklin residents first. Mr. Gall stated that they would utilize everything allowed by the fair housing laws to ensure noticing goes out to residents of the City. He also said their team would work with the City to post information about the project on the City's website.

During deliberation, the Planning Commission expressed support for the project. While there are some concerns with parking, they appreciated the information from the applicant regarding other similar projects. It was stated that it was nice to see a well-designed affordable project that will help the City to meet its housing requirements.

The Commission voted 4-0 (one vacancy) to recommend approval of the project to the City Council.

General Plan and Zoning Compliance

The site's General Plan designation is High-Density Residential (HDR), with a density range of 15.5 units and greater per acre. The site is zoned Planned Development-20 units per acre (PD-20). Apartments are consistent with the HDR General Plan designation and permitted in the PD-20 zone.

Density Bonus Request

The PD-20 zoning designation allows for a maximum density of 20 units per acre. Therefore, the 11.7-acre site would yield a maximum of 234 units under standard conditions. In order to exceed this cap, the Project includes a request for a density bonus, consistent with California Government Code (GC) Section 65915.

The Project has been proposed to be 100% affordable and restricted to extremely low, very low-, and low-income households. Based on State density bonus regulations, the Project would therefore be eligible for up to an 80% density bonus because all units (other than manager units) would be restricted to extremely low, very low-, and low-income households (GC Section 65915(f)(3)(D)(i)).

In order to meet its development needs, the applicant has proposed a density bonus of 23%, which would allow an additional 54 units on the site, for a total of 288 units (**Table 2**).

Table 2. Density Bonus

		Units
Units Under PD-20 Zoning	11.7 acres x 20 units/acre	234
Density Bonus Units	54 units/234 units = 23%	54
Revised Project		288

The proposed density bonus request is therefore consistent with the Government Code, as well as with the requirements of Chapter 17.96 – Density Increase Incentive Program, of the Rocklin Municipal Code ("RMC"). According to RMC Section 17.96.040, the City shall grant qualifying housing developments a density bonus, the amount of which shall be as specified in California Government Code Section 65915(f) and incentives or concessions as described in California Government Code Section 65915(d). It should be noted that, based on the 80% density bonus which is allowed by the State, the 11.7-acre Project site could yield as many as 421 dwelling units (234 permitted + 187 bonus).

In addition, GC Section 65915(d)(2)(D) allows projects that are 100% affordable up to four incentives or concessions. Incentives or concessions are defined as:

- A reduction in site development standards or a modification of zoning code or architectural design requirements, such as a reduction in setback or minimum square footage requirements; or
- Approval of mixed-use zoning; or

- Other regulatory incentives or concessions which actually result in identifiable and actual cost reductions.

Requested Concession

A concession is requested to allow a 35-foot, three-story building in the PD-20 zone. The Northwest Rocklin General Development Plan ("GDP") Table 9 identifies a maximum building height of 35 feet, and the proposed Project height is already consistent with this standard. However, the Rocklin Municipal Code Section 17.70.020(B)(2) requires a Conditional Use Permit ("CUP") for residential buildings greater than 30 feet in height, or with more than two stories.

As a concession under the density bonus, the Project is requesting a modification to zoning code requirements to allow for the building height of 35 feet and three stories to be allowed by right, therefore not requiring the approval of a CUP. The Planning Commission and staff have no objection to the proposal, as it would not impact the maximum height allowed currently within the zoning district, subject to requirements of the GDP.

It should be noted that, while a concession may be granted to remove the requirement for the CUP, pursuant to Section 17.72.070.B.2 of the RMC, the City Council is still the approving authority for residential buildings with a height greater than 30 feet, or with more than two stories. Therefore, this project still requires approval of the City Council.

Chapter 17.96 of the Rocklin Municipal Code states that the City of Rocklin shall grant qualifying housing developments such as this one a density bonus (including incentives and/or concessions) the amount of which shall be as specified in the Government Code. So long as the Project qualifies for the density bonus and concession under the Government Code, the City may not deny the request. The Planning Commission and staff therefore support approval of the proposed density bonus concession.

State Bonding

The Project applicant has stated that they intend to apply for State tax exempt bonds and low-income housing tax credits by the State's deadline of September 9, 2021 to take advantage of the funding priority offered to projects, like this one, that are in high resource areas proximate to schools, parks, transportation, and services, etc. The State's September 9, 2021 deadline is important because, according to the applicant, the State plans to remove the high resource area bonus from its scoring system in 2022. According to the applicant, in the 2022 scoring system for affordable projects, the Terracina project would be less likely to receive State funding. For projects applying for funding in September 2021, the State funding awards will be issued in December 2021.

Design Review

Project Description

The Project would be a rental apartment community with 288 units, indoor and outdoor amenities, parking, and landscaping. A mix of one, two, and three-bedroom units are in twelve rectangular three-story buildings arranged around the site. A clubhouse, pool, and other outdoor amenities are interior to the site and screened from adjacent roadways by apartment buildings located on the site's perimeter. The total building area is 269,962 square feet, and the site coverage is 19.1%. A small maintenance storage building (192 square feet) is planned adjacent to a drive aisle in the southeast portion of the site. Three units would be included for managers.

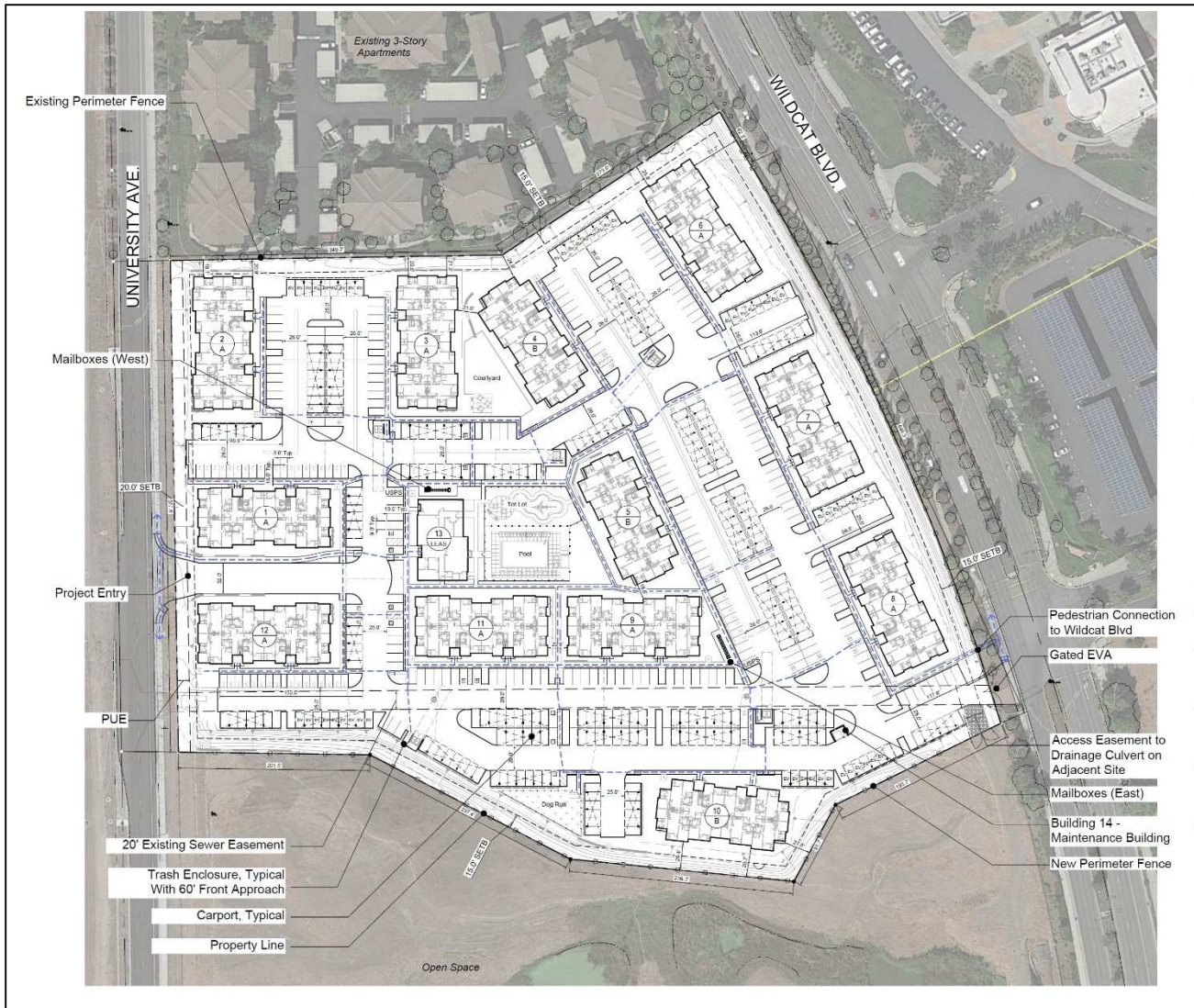
Amenities

Community amenities would include a 4,186+ square foot single-story clubhouse/amenity building near the center of the site with a clubroom with lounge areas, large-screen television, meeting space, resident computer stations, fitness room, restrooms, laundry facilities, and leasing office. Outdoor amenities feature a swimming pool, tot lot with play equipment, and outdoor patio with seating and barbeque picnic areas adjacent to the clubhouse and pool area. A small courtyard with seating, small patio, and a barbeque area is planned north of the clubhouse between two apartment buildings, and a small, fenced dog park with synthetic turf is planned near the south property line.

General Design and Site Layout

As shown in **Figure 4**, the twelve buildings would be distributed throughout the 11.7-acre Project site and the clubhouse building and pool area would be located in the central portion. Along the southern portion of the site is an existing 20-foot wide sewer easement. This easement must be retained consistent with South Placer Municipal Utility District ("SPMUD") requirements. Trash enclosures would be located throughout the site within a short distance of each unit. The trash enclosures are designed to accommodate trash and recycling dumpsters, and would be constructed of tan split-face concrete masonry units with metal doors painted to match the building color schemes.

Figure 4. Project Site Plan



Access and Circulation

Vehicular access to the Project will be from a driveway on University Avenue. Drive aisles (26-foot width) will provide internal access throughout the site. A gated Emergency Vehicle Access (“EVA”) driveway is proposed along Wildcat Boulevard. This access location is in the southeast corner of the Project site and would use the existing driveway cut for the SPMUD sewer access on Wildcat Boulevard, just south of the existing traffic signal that serves Whitney High School (southern access location). In the event of an emergency, this driveway is anticipated to be used by emergency personnel to both access the site and, if needed, allow residents to leave the site as a supplement to the primary driveway on University Avenue.

The EVA location was evaluated for a potential location of an egress-only driveway, to allow vehicles an additional point to exit the site onto Wildcat Boulevard. However, an Access Evaluation prepared by Kimley Horn to analyze potential transportation impacts resulting from the Project strongly

discouraged use of this driveway for standard public egress. According to the evaluation (**Attachment 1**) this driveway location is just south of the existing traffic signal and a significant safety concern would be created by allowing egressing vehicles from the Project site to access Wildcat Boulevard. The driveway location would be hampered by sight distance obstructions for vehicles looking left (to the north), challenged by confusion regarding the signal phasing and which conflicting vehicles have the right-of-way, and further complicated by vehicles being tempted to illegally cut across the intersection to access the high school or to travel north along Wildcat Boulevard into Lincoln. Lastly, if this driveway were to be realigned and become the fourth leg to the existing signalized intersection, while safer for egressing vehicles, this connection would create the potential for cut-through traffic by providing a link between University Avenue and Wildcat Boulevard that may be perceived as a shortcut for local traffic. Therefore, the Access Evaluation recommended to only allow an EVA at Wildcat Boulevard and, therefore, concentrate all Project access to University Avenue.

University Avenue Access Intersection

According to Kimley Horn's Access Evaluation, the Terracina project, in and of itself, would not trigger any requirements for street improvements or traffic control measures on University Avenue. However, there is the potential that future development on the west side of University Avenue may trigger the need for traffic control measures (i.e. signalization or a roundabout) in order to ensure that the roadway functions safely and efficiently.

The future development of properties located across University Avenue to the west of the project site, has yet to be proposed, but has been discussed as a potential hospital site. Pursuant to the evaluation and consistent with good transportation engineering practice, the likely location for access to the westerly properties would be aligned with the proposed Terracina driveway and would require the need for a roundabout at the intersection to provide for the most efficient traffic circulation. Staff is still working with the project traffic engineers to identify the exact parameters of the roundabout and possible need to obtain an Irrevocable Offer of Dedication (I.O.D.) for additional right-of-way from the Terracina project along its University Avenue frontage.

At publication of this report, the dimensions of the I.O.D. have not been fully determined. In order to account for this, the Planning Commission and staff have included proposed Condition of Approval #20, which requires that the project provide an I.O.D. for required right-of-way on University Avenue to accommodate future traffic control measures, to the satisfaction of the City Engineer and Community Development Director. If the dimensions for the I.O.D. are provided by the applicant prior to the City Council hearing of the item, a Blue Memo will be prepared to provide more specific language for Condition #20.

Building Architecture

This Project is within the University Architectural District. Pursuant to the City's architectural guidelines, the University District is the City's most modern district with regard to architectural design. Structures are encouraged to utilize features such as a strong linear emphasis, strong use of color, metallic panels and surfaces, and other modern architectural elements.

The Project's design concept consists of a contemporary style of rectilinear forms projecting in multiple planes. The buildings feature strong forms with alternating building materials (stone veneer, stucco, fiber cement lap siding, and metallics) that create shadowing and depth. Stone veneer framed building entries make focal points.

The body finish would be a concrete plaster system with scored construction joints that create an irregular grid along with the pattern of window grids and horizontal siding. Varying flat rooflines create interest in the massing and form of the three-story buildings. Two color schemes would be used on the two building types. Color Style 1 would include brick red accents and Color Style 2 would include olive green accents. Metal railings on balconies, perforated metal panels, and light fixtures create visual interest. The building elevations complement adjacent uses and offer architectural interest along Wildcat Boulevard and University Avenue. See **Figures 6 through 9**.

As previously stated, the Project would also include a leasing and amenity building in the central portion of the site. This building has been designed to complement the apartment buildings, and would utilize Color Style 1. See **Figure 10**.

Building Height

The proposed apartment buildings are all three stories. The maximum building height would range from 19'8" (Clubhouse Building) to 34'10" (Apartment Buildings) to the top of parapet. Parapets will screen the roof mounted mechanical equipment and most of the rooftop photovoltaic panels from ground view.

As mentioned previously, the Northwest Rocklin General Development Plan ("NWRGDP") (Ordinance 1121) Table 9 identifies the maximum building height within the PD-20 zoning district of 35 feet and the Revised Project is consistent with the standard. RMC Section 17.70.020(B)(2) requires a CUP for residential buildings greater than 30 feet or with more than two stories. As one of the concessions under the density bonus, the building height of 35 feet and three stories is requested to be allowed by right, therefore not requiring the approval of a CUP.

Figure 6. Rendering of Project Entryway



Figure 7. Aerial View of Project



Figure 8. Building Rendering (Building A; Color Style 1)



Figure 9. Building Elevations (Building B; Color Style 2)



Figure 10. Clubhouse and Amenity Building



Architectural Review Committee

On June 17, 2021, the Architectural Review Committee (“ARC”) considered the architecture for the Terracina at Whitney Ranch project. The ARC was supportive of the Project’s architecture and determined that it generally complied with the University District requirements.

The ARC recommended approval of the Project architecture to the Planning Commission 3-0 (two committee members absent).

Parking

Section 17.66.020 of the RMC would require the 288-unit project to provide 612 parking spaces (**Table 3**). This would result in a parking ratio of approximately 2.1 parking spaces per unit. However, because the Project is 100% affordable, pursuant to Government Code Section 65915, cities/counties shall not require a vehicular parking ratio for projects of this type that exceeds the following ratios:

- (A) Zero to one bedroom: one onsite parking space.
- (B) Two to three bedrooms: one and one-half onsite parking spaces.
- (C) Four and more bedrooms: two and one-half parking spaces.

Based upon these State regulations, under the State density bonus law, the Project would be required to provide 396 parking spaces, at a ratio of 1.4 spaces per unit.

Table 3. Parking Requirements

		State Density Bonus Law Govt Code 65915(p)(1)		Rocklin Zoning Code 17.66.020	
Unit Type	Units	Parking Ratio	Spaces Required	Parking Ratio	Spaces Required
1 Bedroom	72	1 space/unit	72	1.5 space/unit	108
2 Bedroom	144	1.5 spaces/unit	216	2 spaces/unit	288
3 Bedroom	72	1.5 spaces/unit	108	2 spaces/unit	144
Guest	-	-	-	0.25 space/unit	72
Total	288		396		612
Spaces/Unit			1.4		2.1

As a middle ground between the State Density parking requirements and those adopted by the City, the Project is proposing to construct 550 parking spaces in surface parking areas proximate to buildings, including 288 covered carport spaces and 262 uncovered spaces (43 compact and 219 standard) for residents and guests. This parking ratio would be 1.9 spaces per unit, of which one space per unit is carport covered. The Project's proposed parking ratio falls between the ratios of the State density bonus law (1.4 spaces per unit) and the Zoning Ordinance (2.1 spaces per unit). Ten percent of parking spaces would be electric vehicle charging station capable. According to the applicant, the proposed parking ratio of 1.9 spaces per unit is comparable to the parking supply at other apartment communities owned and managed by USA Properties. USA Properties has indicated that this ratio is adequate for the other projects. Bicycle parking is planned throughout the site adjacent to apartment buildings.

Landscaping

The Project would install landscaping throughout the site, adjacent to Wildcat Boulevard, and along the University Avenue frontage (**Figure 11**). The landscape concept is water-efficient, low maintenance, will complement the buildings and make a positive contribution to the site's overall aesthetics. Low-profile shrubs, including screening shrubs, are planned along with shade and canopy trees. The planting design features various Mediterranean-style, native, drought-tolerant, and fire-resistant species to create layers of color and text to complement the architectural style and setting. HVAC units will be roof-mounted and screened from sight by parapet walls to create more areas for landscaping. The Project exceeds the 50% shade requirement.

Figure 11. Landscaping Plan



Signage

Freestanding signage is proposed at two locations. The primary Project identification sign would be installed at the Project entry on University Avenue. This sign would be approximately 4.5 feet in height and has been designed to utilize the colors and materials used within the complex. A directory sign would be installed within the complex to help visitors find specific unit locations. This sign would be approximately 46 inches in height, and would be placed at the end of the main driveway. Signage is consistent with the requirements of the Rocklin Municipal Code.

Fencing

An open, tubular metal, fence constructed with the adjacent Whitney Ranch Apartments is located on the north property line. Six-foot high, black tubular metal fencing is planned on the Wildcat Boulevard frontage and the south property line. No fencing is proposed on the University Blvd frontage because on-street parking is not permitted on University Boulevard and no fencing was required along this frontage with the existing apartment communities to the north and south of the Project site. The pool and tot lot would be enclosed by six-foot and three-foot tubular metal fences.

Affordable Housing

Of the 288 units, 285 would be rental units affordable to low, very low, and extremely low-income households with incomes ranging from 30% to 70% of area median income (AMI). Three unrestricted units would be manager units. The approximate distribution of the affordable units in the Project would be as follows:

Table 4. Affordable Unit Percentages

Income Category	Income	Number of Affordable Units	Percentage of Units
Extremely Low Income	30% of AMI	30 units	10%
Very Low Income	50% of AMI	74 units	26%
Low Income	60% of AMI	74 units	26%
Low Income	70% of AMI	107 units	38%
		285 units	100%

AMI = Area Median Income

Affordable rental units, maximum incomes, and maximum rents will be restricted for a 55-year term in a recorded affordability restriction.

This project site, also known as Whitney Ranch Unit 8, is on the City's RHNA Available Sites Inventories in the current 2013-2021 Housing Element and the DRAFT 2021-2029 Housing Element Update in the Moderate Category. The proposed density bonus increase and anticipated 100 percent affordability for individuals in the Lower Income Category not only complies, but exceeds the City's expectations for Housing Element outcomes on this site. The Project would therefore assist the City in meeting its housing goals and obligations under the State's Regional Housing Needs Allocation (RHNA).

SB-330 Housing Crisis Act of 2019

In order to address California's increasing need for additional housing and the associated economic crisis, the state enacted SB-330, the Housing Crisis Act of 2019. This act places restrictions on certain types of development standards, amends the Housing Accountability Act, and makes changes to local approval processes and the Permit Streamlining Act.

One of the provisions of the law is to require negative findings for denial of a housing development project. According to California Government Code Section 65589.5(j), if a local agency proposes to disapprove or impose a condition that reduces density of a housing development project that is consistent with all applicable standards, "the local agency shall base its decision regarding the proposed housing development project upon written findings supported by a preponderance of the evidence on the record that both of the following conditions exist:

- A) The housing development project would have a specific, adverse impact upon the public health or safety unless the project is disapproved or approved upon the condition that the project be developed at a lower density. As used in this paragraph, a “specific, adverse impact” means a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete.
- B) There is no feasible method to satisfactorily mitigate or avoid the adverse impact identified pursuant to paragraph (1), other than the disapproval of the housing development project or the approval of the project upon the condition that it be developed at a lower density.”

The section further states that if the local agency considers the housing development to be inconsistent with the applicable regulations, the local agency must provide the applicant with written documentation “identifying the provision or provisions, and an explanation of the reason or reasons it considers the housing development to be inconsistent, not in compliance, or not in conformity as follows:

- i) Within 30 days of the date that the application for the housing development project is determined to be complete, if the housing development project contains 150 or fewer housing units.
- ii) Within 60 days of the date that the application for the housing development project is determined to be complete, if the housing development project contains more than 150 units.”

Failure to comply with this requirement would result in the project being deemed consistent.

As discussed throughout this document, the Planning Commission and staff support the proposed Project because it is consistent with all applicable planning documents and is consistent with the development that has been anticipated on this site since adoption of the Northwest Rocklin General Development Plan. Denial of the Project would require that the above findings be made in writing and that the findings be supported by a preponderance of the evidence. The Planning Commission and staff cannot provide evidence of a “specific adverse impact” to support any of the above required findings.

Environmental Determination

An Environmental Impact Report (“EIR”) for the Northwest Rocklin Annexation Project was approved by the City Council via Resolution No. 2002-230.

The Terracina project does not trigger the need for supplemental or subsequent review under Section 15162 of California Environmental Quality Act (“CEQA”) Guidelines, as the proposed project site was previously analyzed for development of High Density Residential within the EIR. Therefore, pursuant to Section 15164 of the State CEQA Guidelines, an EIR Addendum has been prepared to verify and document that no additional review or analysis is needed. The EIR Addendum determined

that the proposed Terracina project would not result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects due to substantial Project changes or a substantial change in circumstances. Furthermore, no new information is available that would indicate (1) that the Terracina project would have one or more significant effects not discussed in the previous EIR; (2) that significant effects previously examined would be substantially more severe than shown in the previous EIR; (3) that mitigation measures or alternatives previously found not to be feasible would in fact be feasible; or (4) that mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment and that the Project proponents have declined to adopt the mitigation measure or alternative. Therefore, an Addendum was prepared to comply with CEQA.

Section 15164(d) of the CEQA Guidelines requires that the decision-making body shall consider the addendum with the final EIR prior to deciding on the Project. Therefore, the Northwest Rocklin Annexation Final EIR can be found at the following link:

https://www.rocklin.ca.us/sites/main/files/file-attachments/b_final_eir_northwest_rocklin_annexation_appendices.pdf?1552330058

Letters from Commenting Agencies

The project was circulated to various City, County, State, and utility agencies for review and no issues of concern were identified. Comments from agencies have either been addressed through the project design or have been included as Conditions of Approval.

Recommendation

The Planning Commission and staff recommend approval of the Terracina at Whiney Ranch project as proposed and conditioned.