

**FROM THE MINUTES OF AUGUST 28, 2008**

**10. REZONES (public hearing)**

b. **Z07-0035/TM07-1449/Cordero Ranch** submitted by DONALD and RUTH GILMAN (Agent: Ken Purcell) to rezone property from Residential Agricultural-20 Acre (RA-20) to Estate Residential Ten Acre (RE-10) and create eight single-family ten- acre lots. A design waiver has been requested to allow a maximum road grade of up to 15% for the proposed Cordero Ranch Road. The properties, identified by Assessor's Parcel Numbers 087-190-22 and -18, totaling 80.27 acres, are located on the north side of South Shingle Road, approximately two miles west of the intersection with Latrobe Road, in the **Latrobe area**, Supervisorial District II. (Mitigated negative declaration prepared)\*

Pat Kelly presented the item to the Commission with a recommendation for approval to the Board of Supervisors. Ms. Kelly informed the Commission that staff was recommending modifying the submitted findings to include new findings for the proposed design waiver and to also amend staff recommendation to include the recommendation of approval of the design waiver to the Board of Supervisors as appropriate findings have been met, as summarized in a memo dated August 27, 2008, which was distributed to the Commission.

Ken Purcell, applicant's representative, made a presentation to the Commission.

Ruth Gilman, applicant, stated that they had purchased the property over 20 years ago and the request is to make it consistent with the General Plan. She also stated that the majority of the neighbors are in support of this application.

Marianne Soldano said that you can't control other people's property and that she had reviewed the application and is in support of the project.

There was no further input.

**MOTION: COMMISSIONER KNIGHT, SECONDED BY COMMISSIONER TOLHURST AND CARRIED WITH A 3-1 VOTE, IT WAS MOVED TO ADOPT THE MITIGATED NEGATIVE DECLARATION BASED ON THE INITIAL STUDY PREPARED BY STAFF; ADOPT THE MITIGATION MONITORING PROGRAM IN ACCORDANCE WITH CEQA GUIDELINES, SECTION 15074(D) INCORPORATED AS CONDITIONS OF APPROVAL IN ATTACHMENT 1; AND APPROVE Z07-0035/TM07-1449 WITH DESIGN WAIVER, BASED ON THE FINDINGS PROPOSED BY STAFF, TO INCLUDE NEW FINDINGS 5.0, 5.1.1, 5.1.2, 5.1.3, AND 5.1.4, SUBJECT TO THE CONDITIONS AS MODIFIED.**