

**FROM THE MINUTES OF MAY 24, 2007**

**9. ZONE CHANGE/PLANNED DEVELOPMENT (Public Hearing)**

**Z06-0007/Planned Development PD06-0008/Sierra Storage** submitted by J. B. HARRIS to rezone property from Commercial (C) to Commercial-Planned Development (C-PD) Zone; and development plan for 24, 10-foot by 20-foot mini-warehouse units. The property, identified by Assessor's Parcel Number 101-282-03, consisting of 0.22 acre, is located on the south side of Pony Express Trail, approximately 500 feet west of the intersection with Bonanza, in the **Pollock Pines area**, Supervisorial District II. (Negative declaration previously prepared and advertised)

Staff: Aaron Mount recommended approval to the Board of Supervisors.

J. R. Harris said they have modified their plans for additional landscaping to make the project more aesthetically pleasing. Commissioner Machado commented the project looks a lot better. He asked about the fire department requirements. Mr. Harris said there are other fire hydrants in the area. Commissioner Machado asked if the fire district required sprinklers. Mr. Harris said they do not require sprinklers, but they are requiring a monitoring system.

Commissioner Mac Cready said on future projects he would like to see these facilities look more like the project on Cambridge/Green Valley Road. The facility at Blue Ravine looks more like an apartment building than a storage facility. He spoke about having planners work with applicants to make such projects more aesthetically pleasing. Mr. Harris said he would be willing to add wainscoting/used brick siding on the front.

There was no further input.

Commissioner Tolhurst said the applicant did make an effort. This is a commercial area, not residential.

**MOTION: COMMISSIONER MAC CREADY, SECONDED BY COMMISSIONER TOLHURST AND UNANIMOUSLY CARRIED, IT WAS MOVED TO FORWARD A RECOMMENDATION THAT THE BOARD OF SUPERVISORS ADOPT THE NEGATIVE DECLARATION, AS PREPARED; AND APPROVE Z06-0007/PD06-0008 REZONING ASSESSOR'S PARCEL NUMBER 101-282-03 FROM COMMERCIAL (C) TO COMMERCIAL-PLANNED DEVELOPMENT (C-PD), ADOPTING THE DEVELOPMENT PLAN AS THE OFFICIAL DEVELOPMENT PLAN, BASED ON THE FINDINGS PROPOSED BY STAFF, SUBJECT TO THE CONDITIONS AS MODIFIED.**