

FROM THE PLANNING COMMISSION MINUTES NOVEMBER 13, 2008

9. REZONE/PLANNED DEVELOPMENT/PARCEL MAP

Z08-0009/PD08-0009/P08-0012/Quest Court Commercial Condos submitted by PEARSON & BRIGGS LP (Agent: Carlton Engineering, Inc.) to rezone from General Commercial – Design Control (CG-DC) to General Commercial – Planned Development (CG-PD); create 15 air space condominium units ranging in size from 1,634 square feet to 1,770 square feet from two existing commercial buildings; and create 16 lots ranging in size from 1,634 square feet to 1.25 acres (common area). The property, identified by Assessor’s Parcel Number 109-402-03, consisting of 1.85 acres, is located on the north side of Quest Court approximately 400 feet east of the intersection with Product Drive, in the Barnett Business Park, in the **Shingle Springs** area, Supervisorial District II. (Categorical Exemption pursuant to Section 15301 (k) of the CEQA Guidelines)

Robert Peters presented this item to the Commission with a recommendation of approval to the Board of Supervisors. Mr. Peters informed the Commission that one public comment letter was received from the east adjacent property owner that identified the following concerns: light glare; noise; and request for a chain link fence with privacy slats to be placed between the two parcels.

Jim Wilson of Carlton Engineering, applicant’s agent, stated that they had looked at the parking issues for the project and felt that since each unit has a roll-up door the potential uses would be more industrial-related, which does not generate a large amount of public parking. There was extensive discussion between the applicant’s agent and the Planning Commission on the parking concerns.

Chair Tolhurst referred to the public comment letter received and wanted to condition the project to address the concerns listed.

Commissioner Mathews stated he was comfortable with the project and although he didn’t agree with adding the condition of a fence, he wanted to move the project forward.

No further discussion was presented.

MOTION: COMMISSIONER MACCREADY MOVED, SECONDED BY COMMISSIONER KNIGHT, AND UNANIMOUSLY CARRIED (5-0), TO RECOMMEND TO THE BOARD OF SUPERVISORS TO: 1. FIND THAT THE PROJECT IS CATEGORICALLY EXEMPT PURSUANT TO CEQA GUIDELINES SECTION 15301(K); AND 2. APPROVE REZONE Z08-0009, PLANNED DEVELOPMENT PD08-0009 ADOPTING THE DEVELOPMENT PLAN AS THE OFFICIAL DEVELOPMENT PLAN, AND TENTATIVE PARCEL MAP P08-0012, BASED ON THE FINDINGS PROPOSED BY STAFF, SUBJECT TO THE CONDITIONS AS MODIFIED, TO INCLUDE COMPLIANCE WITH COUNTY ORDINANCES FOR LIGHTING AND NOISE AND TO BUILD A 6 FOOT FENCE WITH PRIVACY SLATS ALONG THE LENGTH OF ASSESSOR’S PARCEL NUMBER 109-402-03.

After the motion, staff explained to the Commission that the lighting issue was already addressed in the conditions and that the noise levels would be to General Plan standards.