

FROM THE PLANNING COMMISSION MINUTES OF JUNE 25, 2009

8. GENERAL PLAN AMENDMENT/REZONE

A08-0014/Z08-0038 submitted by ROBERT JAMES CAMPBELL to amend the land use designation from Medium Density Residential (MDR) to Commercial (C) for a portion of APN 327-213-08; and rezone from Single-Family One-Acre Residential District (R1A) to Commercial-Design Community (C-DC) for APN 327-213-06 and a portion of APN 327-213-08. The property, identified by Assessor's Parcel Numbers 327-213-06 and -08, consisting of 13.48 acres, is located on the south side of Missouri Flat Road, approximately 360 feet west of the intersection with Forni Road, in the Diamond Springs area, Supervisorial District III. (Negative declaration prepared)

Aaron Mount presented the item to the Commission with a recommendation to the Board of Supervisors for approval. He stated that there is no development proposed with the application.

Art Marinaccio stated that there are problematic traffic issues in that area and without actual use being proposed with the application it makes this difficult. Allowing a blanket zoning that would allow a building permit that didn't deal with the traffic issues is a big concern. He felt that this was a classic property for the Mixed Use Development.

Robert Campbell, applicant, stated that during a meeting with Planning and DOT he had offered ingress/egress to all the surrounding properties. Mr. Campbell distributed a "System Map" to the Commission for their review.

Pierre Rivas requested the Commission to review Exhibits C and D for explanation of the placement of the proposed General Plan Land Use Designation boundary line and indicated that it is following a large water main and the slope of the land. Mr. Rivas stated that the application is a consistency rezone for the majority of the property and it was adding the Design Control zoning overlay so any development of the property would require the review and approval of a discretionary design review application on any portion that is commercial.

No further discussion was presented.

Motion: Commissioner Heflin moved, seconded by Commissioner Pratt, and unanimously carried (5-0), to recommend the Board of Supervisors take the following actions: 1. Adopt the Negative Declaration based on the Initial Study prepared by staff; and 2. Approve General Plan amendment application A08-0014 and Rezone application Z08-0038 based on the findings proposed by staff.

AYES: Rain, Tolhurst, Pratt, Heflin, Mathews
NOES: None