

FROM THE PLANNING COMMISSION MINUTES OF OCTOBER 24, 2013

11. GENERAL PLAN AMENDMENT/REZONE/SPECIAL USE PERMIT/DESIGN REVIEW (Public Hearing)

A13-0001/Z13-0001/S13-0008/DR13-0005/Crossroads Market and Deli submitted by PAULA REECE REVOCABLE TRUST (Agent: David Wade, AICP). The proposed project consists of the following requests: 1. General Plan Amendment from High Density Residential (HDR) to Commercial (C) district; 2. Rezone from Estate Residential (RE-10) to Commercial-Community Design (C-DC); 3. Design Review for a 2,432 square foot market and deli with an outdoor picnic area; 4. Special Use Permit for special events, such as a farmers market, arts and crafts, and other special events that would occur up to 15 times per year; and 5. Reduction of wetland setback from 50 feet to 25 feet. The property, identified by Assessor's Parcel Number 087-121-11, consisting of 1.59 acres, is located on the west side of Latrobe Road 600 feet north of the intersection with South Shingle Springs Road, in the Latrobe area, Supervisorial District 2.

[Project Planner: Gina Paolini] (Mitigated Negative Declaration prepared) [continued from the 09/12/13 meeting due to lack of a quorum and 09/26/13 meeting]*

Gina Paolini presented the item to the Commission and referenced Staff Memo dated October 18, 2013 and recommended approval to the Board of Supervisors.

Dave Wade and Paula Reece were present and available for questions.

Significant discussion ensued between Staff and Planning Commission regarding additional parking and special events.

No public comment.

There was no further discussion.

Motion: Commissioner Mathews moved, seconded by Commissioner Stewart, and carried (3-0), to recommend the Board of Supervisors take the following actions: 1. Adopt the Mitigated Negative Declaration based on the Initial Study prepared by staff; 2. Adopt the Mitigation Monitoring Reporting Program in accordance with CEQA Guidelines Section 15074(d), as incorporated in the Revised Conditions of Approval as presented; 3. Approve General Plan Amendment A13-0001 based on the Findings as presented; 4. Approve Rezone Z13-0001 based on the Findings as presented; 5. Approve Special Use Permit S13-0008 based on the Findings and subject to the Revised Conditions of Approval as presented; 6. Approve Design Review DR13-0005 based on the Findings and subject to the Revised Conditions of Approval as presented; and 7. Approve a reduction of wetland setback from 50 feet to 25 feet based on the Findings as presented and in accordance with Interim Interpretive Guidelines for General Plan Policy 7.3.3.4 (Wetland Buffers and Setbacks).

AYES: Stewart, Mathews, Pratt

NOES: None

ABSENT: Heflin, Shinault