

FROM THE PLANNING COMMISSION MINUTES OF JANUARY 22, 2009

10. REZONE/PLANNED DEVELOPMENT/TENTATIVE SUBDIVISION MAP

Z07-0010/PD07-0006/TM07-1438 submitted by GREGORY PORTER (Agent: CTA Engineering and Surveying, Inc.) to rezone from Estate Residential Ten-Acre (RE-10) to One-Family Residential-Planned Development (R1-PD); Create 54 residential parcels, ranging in size from 7,965 to 72,208 square feet, including lots designed for open space and landscaping; Seven lots are proposed for open space, landscaping, lift station and future right of way with open space lots consisting of 9.84 acres and 0.79 acres to be used for a lift station and future right of way; Project would be accessed from Beasley Drive and Marble Valley Road; Modify Development Standards of the One-Family Residential (R1) Zone District; Approximately 30% of site would be set aside within dedicated open space lots; and to request the following design waivers: (a) Request to reduce the right-of-way width along portions of A Drive and B Drive to a 35-foot minimum; (b) Request for a 50-foot radius at the knuckle of A Drive; (c) Request for the narrow access portion of Flag Lots No. 53 and No. 54 to exceed 100-feet; (d) Allow a driveway within 25 feet of a radius return, a minimum standard as required by DISM Standard Plan 103A-1; (e) Reduce the minimum 16 foot driveway width as defined in DISM 103A-1 to a 10 foot driveway width for a single car garage and allow for a 16 foot driveway width for a double car garage; and (f) Request for a 100-foot radius at secondary entrance on A Drive. The property, identified by Assessor's Parcel Number 119-020-35, consisting of 32.82 acres, is located on the south side of Marble Valley Road one mile west of the intersection with Flying C Road, in the **Cameron Park area**, Supervisorial District II. (Mitigated Negative Declaration prepared)* *[continued from October 23, 2008 & December 11, 2008, hearings]*

Pat Kelly presented the item to the Commission with a recommendation of approval to the Board of Supervisors. Staff provided a memo dated January 22, 2009, to the Commission identifying recommended changes to the "Environmental Checklist Form and Discussion of Impacts" and a modification to Condition #7.

Staff also distributed a letter from CTA Engineering regarding "EID FML 1106-110 Revisions" and an e-mail from Chrissy Derksen regarding "Discussion with Eileen Crawford".

The Commission identified a typo on page 4 of the Staff Report in the General Plan paragraph. The density stated should be listed as "1.6 du/a" instead of ".6 du/a".

Eileen Crawford, DOT, stated that Marble Valley Road will be a major road and in anticipation of a high volume, DOT wants the intersections aligned with each other and, therefore, they conditioned the secondary easement be moved over so that it lines up.

Olga Sciorelli/CTA Engineering, applicant's agent, stated that they agree with all of the conditions and have been working with the neighbors and will approach them again once the property is ready to be developed.

Commissioner MacCready met with the agent and would like the Open Space Management Plan conditioned in the project. A draft copy was provided to the Commission for their review.

Angela Johnson and Dana Murphy of the Cameron Estates CSD Board of Directors stated that the Beasley Drive access intersects a private road, Flying C Road. As they have maintained that road for over 20 years and are currently having it surveyed to determine its proximity with Cameron Estates CSD, they are claiming rights to that road. A letter from the Cameron Estates CSD Board of Directors was distributed to the Commission.

David Crosariol/CTA Engineering said that they are only piggybacking on to what has already been adopted through the Marble Valley area of benefit.

No further discussion was presented.

Motion: Commissioner MacCready moved, seconded by Commissioner Rain, and unanimously carried (4-0), to recommend the Board of Supervisors take the following action: 1. Adopt the Mitigated Negative Declaration based on the Initial Study prepared by staff; 2. Adopt the Mitigation Monitoring Program in accordance with CEQA Guidelines, Section 15074 (d) as incorporated in the Conditions of Approval and Mitigation Measures; 3 Approve Z07-0010/PD07-0006 and TM07-1438 based on the findings and subject to the conditions as modified; 4. Approve the six following Design Waivers addressed in the staff report since appropriate findings have been made: (a) Request to reduce the right-of-way width along portions of A Drive and B Drive to a 35-foot minimum; (b) Request for a 50-foot radius at the knuckle of A Drive; (c) Request for the narrow access portion of Flag Lots No. 53 and No. 54 to exceed 100-feet; (d) Allow a driveway within twenty-five (25) feet of a curb return, a minimum standard as required by DISM Standard Plan 103A-1; (e) Reduce the minimum sixteen (16) foot driveway width as defined in DISM 103A-1 to a ten (10) foot driveway width for a single car garage and allow for a sixteen (16) foot driveway width for a double car garage; and (f) Request for a 100-foot radius at secondary entrance on A Drive; and 5. Include staff recommended changes to the “Environmental Checklist Form and Discussion of Impacts” and Condition #7, as identified in staff’s memo dated January 22, 2009; and amend Condition #18 to include the Open Space Management Plan.

AYES: Mathews, MacCready, Rain, Tolhurst
NOES: None
ABSENT: Heflin