

FROM THE MINUTES OF AUGUST 14, 2008

10. REZONE/PLANNED DEVELOPMENT/PARCEL MAP

Z08-0007/PD08-0006/P08-0010/Barnett Business Park submitted by BARNETT LOT 1, LLC (Agents: David Cohen and Marcus Rabwin) to rezone property from Industrial-Design Control (I-DC) to Industrial-Planned Development (I-PD). The development plan consists of two phases: Phase I – Development of the front approximately one-half of the parcel with an industrial/warehouse building totaling 50,607 square feet and associated utility rooms, access ways, parking areas, trash enclosure areas, and landscaping. Phase II – Development of the rear portion of the property with an attached industrial/warehouse building totaling 45,755 square feet, an open storage yard, and associated improvements. The second phase is considered a preliminary planned development and requires further discretionary consideration. The parcel map would subdivide the property into 21 lots. The industrial/warehouse building will be subdivided into 18 lots. Lot A would encompass the common areas including the utility rooms, landscaping, parking and access ways; Lot B would be a remainder parcel to be considered in the future; and Lot C would consist of an area designated for open space. Lot sizes for the industrial units consist of 16 lots of 2,549 square feet each and two lots of 4,909 square feet each; the common area would consist of 118,712 square feet; the open storage lot would be 7,558 square feet; and the remainder parcel would be 50,602 square feet. The property, identified by Assessor's Parcel Number 109-480-21, consisting of 5.11 acres, is located in the Foothill Springs Business Park in the Barnett Business Park, on the south side of Business Drive, approximately one-half mile south of the intersection with Durock Road, in the **Shingle Springs area**, Supervisorial District II. (Negative declaration prepared)*

(Clerk's Note: Chair Pro Tem Machado used the Chair's prerogative to hear this item after Item #11, as staff requested additional time to meet with the contract planner for this item and Item #11 had a large audience present to speak.)

Dyana Anderly presented the item to the Commission and recommended conditional approval to the Board of Supervisors.

The applicant, David Cohen, distributed a letter to the Commission requesting that all of the proposed conditions of approval be removed except for items 37 through 43 (with changes) and 46.

Discussion took place with the applicant as to whether he wanted to proceed with the hearing using the proposed conditions or to continue the item to allow him time to meet with staff to discuss the conditions in question. Mr. Cohen requested a continuance.

There was no further input.

MOTION: COMMISSIONER MACHADO, SECONDED BY COMMISSIONER MATHEWS AND UNANIMOUSLY CARRIED, IT WAS MOVED TO CONTINUE ITEM TO THE SEPTEMBER 25, 2008 MEETING.