

FROM THE MINUTES OF JANUARY 25, 2007

8. REZONES/PLANNED DEVELOPMENTS/TENTATIVE SUBDIVISION MAPS (Public Hearing)

a. **Z06-0024** submitted by JAMES LOSCH to rezone property from Commercial-Design Review District (C-DC) to Limited Multifamily Residential-Community Design Review District (R2-DC). The property, identified by Assessor's Parcel Number 097-020-42, consisting of 5.18 acres, is located on the west side of Carlson Way, 400 feet south of the intersection with Pleasant Valley Road, in the **Diamond Springs area.** (Supervisory District III) (Negative declaration prepared)

Staff: Shawna Purvines recommended approval. Peter Maurer informed the Commission regarding no longer being able to make a de minimis finding on a project. It is up to the applicant to contact Fish and Game to obtain an exemption if they feel there is no impact from the project. The design review for this project would be staff level. There is a public notice and notice to property owners within 500 feet for staff level design reviews. There is also the 10-day appeal period available.

Jim Losch was present but had nothing further to add. Due to the increased fees in the area, the project has been put on hold at the present time. Art Marinaccio commented this is tied in with affordability issues. When this property was zoned commercial, multifamily was allowed in such a zone. There was no further input.

MOTION: COMMISSIONER MACHADO, SECONDED BY COMMISSIONER TOLHURST AND UNANIMOUSLY CARRIED, IT WAS MOVED TO FORWARD A RECOMMENDATION THAT THE BOARD OF SUPERVISORS ADOPT THE NEGATIVE DECLARATION, AS PREPARED, AND APPROVE Z06-0024 REZONING ASSESSOR'S PARCEL NUMBER 097-020-42 FROM COMMERCIAL-DESIGN REVIEW DISTRICT (C-DC) TO LIMITED MULTIFAMILY RESIDENTIAL-COMMUNITY DESIGN REVIEW (R2-DC), BASED ON THE FINDINGS AS AMENDED.

ATTACHMENT 3