

FROM THE MINUTES OF DECEMBER 28, 2006

8. REZONE/PLANNED DEVELOPMENT (Public Hearing)

Z06-0007/PD06-0008/Sierra Storage submitted by J. B. HARRIS to rezone property from Commercial (C) to Commercial-Planned Development (C-PD) Zone; and development plan for 24, 10-foot by 20-foot mini-warehouse units. The property, identified by Assessor's Parcel Number 101-282-03, consisting of 0.22 acre, is located on the south side of Pony Express Trail, approximately 500 feet west of the intersection with Bonanza, in the **Pollock Pines area**. (Negative declaration prepared)*

Staff: Aaron Mount recommended approval. Commissioner Mac Cready said there are single family residences on three sides and multifamily residential on the other. How does a non-conforming use get into these commercial districts? Peter Maurer explained how the zoning occurred. Commissioner Machado commented a planned development is to benefit the applicant, County, and neighbors. He does not see any benefit to the surrounding residents. Commissioner Mac Cready would like to see a landscape plan, not just conditions for landscaping.

J. R. Harris built another 50-unit facility up the street several years ago and would like this project to look the same.

Commissioner Tolhurst asked about the requirement for a fire wall as there are zero lot setbacks.

Commissioner Machado said the applicant is using the planned development to obtain more floor area ratio. He does not see any benefit other than to the applicant. Commissioner Mac Cready would like to continue this item until appropriate landscaping plans are submitted and reviewed by staff. Larry Appel asked for direction from the Commission on the amount of landscaping and percentage of the floor area ratio. Commissioner Mac Cready would like perimeter landscaping. Peter Maurer will work with the Building Division to make sure the design is consistent with building codes. On Condition 9, Commissioner Machado said there are no other sidewalks in Pollock Pines. Mr. Mount said staff is recommending earth-tone colors rather than what is proposed by the applicant.

MOTION: COMMISSIONER MAC CREADY, SECONDED BY COMMISSIONER KNIGHT AND UNANIMOUSLY CARRIED, IT WAS MOVED TO CONTINUE Z06-0007/PD06-0008 OFF CALENDAR TO ALLOW TIME FOR SUBMITTAL OF ELEVATION RENDERINGS AND DETAILED LANDSCAPING PLANS.

ATTACHMENT 3