

## **FROM THE MINUTES OF AUGUST 28, 2008**

### **7. GENERAL PLAN AMENDMENTS (public hearing)**

a. **A07-0008/Z07-0022/P07-0023/Michigan Bar Subdivison** submitted by DAVID and KIMBERLY CORT (Agent: Carlton Engineering/Ted Woessner) to amend land use designation from High Density Residential (HDR) [approximately six acres] to Rural Residential (RR) in the Latrobe Rural Center and re-designate that portion Rural Region; Rezone from Estate Residential Ten-Acres (RE-10) designated as HDR to One Family Residential (R1), and change a portion zoned Residential Agricultural 40-acre (RA-40) to Estate Residential Ten-Acres (RE-10); and divide a 37.28-acre parcel into 4 parcels ranging in size from 5.43 to 10 acres. The property, identified by Assessor's Parcel Number 087-121-01, consisting of 37.28 acres, is located on the west side of Latrobe Road approximately 550 feet north of intersection with South Shingle Road, in the **Latrobe area**, Supervisorial District II (Mitigated negative declaration prepared)\*

Gordon Bell presented the item to the Commission with recommended approval to the Board of Supervisors. Mr. Bell stated that the Agricultural Commission had reviewed the project and felt that this was an appropriate transition zone.

Cathy Toft of Environmental Management stated that the project has a condition which would require each parcel to have a viable water source.

Ted Woessner of Carlton Engineering responded to Commissioner Machado's inquiries on the reasoning for the project's configuration in regards to the wetlands and mixed zoning.

Eileen Crawford of DOT concurred with the applicant's request to remove conditions #13 and #27 from DOT's conditions of approval.

Chair Tolhurst stated that he supports the Rural Regions and will vote against the project in support of the General Plan. Commissioner Machado indicated that he wanted to start following the General Plan and hold fast on General Plan amendments and therefore would not support the project.

Commissioner Mathews supported the project as some areas would be going to higher density.

There was no further input.

MOTION: COMMISSIONER KNIGHT, SECONDED BY COMMISSIONER MACCREADY, CARRIED WITH A 3-2 VOTE, IT WAS MOVED TO ADOPT THE MITIGATED NEGATIVE DECLARATION BASED ON THE INITIAL STUDY REVIEWED BY STAFF; ADOPT THE MITIGATION MONITORING PROGRAM IN ACCORDANCE WITH CEQA GUIDELINES, SECTION 15074(D), AS INCORPORATED IN THE CONDITIONS OF APPROVAL AND MITIGATION MEASURES IN ATTACHMENT 1; AND APPROVE GENERAL PLAN AMENDMENT A07-0008, REZONE Z07-0022 AND TENTATIVE PARCEL MAP APPLICATION P07-0023, REMOVING CONDITIONS #13 AND #27, BASED ON THE FINDINGS PROPOSED BY STAFF, SUBJECT TO THE CONDITIONS AS MODIFIED.

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