

FROM THE PLANNING COMMISSION MINUTES OF OCTOBER 25, 2012

9. REZONE/DESIGN REVIEW

Z12-0001/DR12-0002/Skyview Apartments submitted by GERALD (JERRY) CADITZ for the following: 1) Rezone from Professional Office Commercial-Design Community (CPO-DC) to Multifamily Residential-Design Community (RM-DC); and 2) Design Review application to construct four apartment units within one two-story building as an addition to an existing eight-unit complex. Ten percent of the total number of units are proposed to be affordable to low and moderate income households. The property, identified by Assessor's Parcel Number 109-410-08, consisting of 1.03 acres, is located on the west side of Product Drive at the intersection with Market Court within the Barnett Business Park, in the Shingle Springs area, Supervisorial District 2. [*Project Planner: Tom Dougherty*] (Mitigated Negative Declaration prepared)*

Tom Dougherty presented the item to the Commission with a recommendation for approval to the Board of Supervisors. He stated that the applicant is proposing affordable units and the requirement is to have 10% of the total units identified as that in order to receive approval for the TIM Fee Offset Program. On September 18, 2012, the Board of Supervisors approved the TIM Fee Offset Program for the development and the applicant was now requesting 42% of the total number of units proposed to be affordable housing. Therefore, in the Staff Report on page 1, Request #2, "Ten percent" should be changed to "Forty-two percent".

County Counsel Paula Frantz stated that Condition #24 would need to be amended to reflect the change in the percentage. In addition, she read into the record modifications for Finding 2.1 to reflect this change and indicated that the Initial Study, page 25, Section 8.a would require the same modifications.

Gerald Caditz/applicant was present and available for questions.

Chair Pratt closed Public Comment.

No further discussion was presented.

Motion: Commissioner Shinault moved, seconded by Commissioner Rain, and carried (4-0), to recommend the Board of Supervisors take the following actions: 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 as modified; 3. Approve Rezone Z12-0001 based on the Findings as modified; and 4. Conditionally approve Design Review DR12-0002 based on the Findings and subject to the Conditions of Approval as modified: (a) Amend Condition #24 to reflect percentage change to 42%; (b) Amend Finding 2.1 to reflect identified modifications; (c) Amend Initial Study, page 25, Section 8.a to reflect same modifications identified in Finding 2.1; and (d) Amend Staff Report, page 1, Request #2 to reflect percentage change to 42%.

AYES: Mathews, Rain, Shinault, Pratt
NOES: None
ABSENT: Heflin