

**FROM THE PLANNING COMMISSION MINUTES OF JUNE 25, 2009**

**10. REZONE/PLANNED DEVELOPMENT/TENTATIVE MAP**

**Z07-0033/PD07-0020/TM07-1448/McCann Subdivision** submitted by MICHAEL, ROBYNN, and JOSHUA MCCANN to rezone from Planned Agricultural 20-Acre (PA-20) to One-Family Residential-Planned Development (R1-PD) and Open Space-Planned Development (OS-PD); Development Plan and Tentative Subdivision Map to subdivide parcel into 72 single-family residential parcels ranging in size from 6,002 to 16,809 square feet and one 7.5 acre open space lot; and design waivers have been requested for the following: (a) Allow Lots 17, 18, 20, 21, 48, 50, 51, and 52 to have less than the required lot widths; (b) Allow flag-shaped lots on Lots 17, 18, and 51; and (c) Allow sidewalks to be reduced from six feet to four feet in width. The property, identified by Assessor's Parcel Number 331-420-12, consisting of 24.3 acres, is located approximately 1,600 feet east of the intersection of Truscott Lane and Union Mine Road, in the El Dorado area, Supervisorial District III. (Mitigated negative declaration prepared) *[continued from 3/12/09, 4/23/09 & 5/28/09 meetings]*

Tom Dougherty distributed a staff memo dated June 25, 2009, with recommendations to delete Condition #16.e and modify Conditions #18 and #24, as summarized in the memo, and stated that these changes addressed the issues identified at the last Commission meeting.

There was significant discussion on the proposed development adding more pressure to existing roadways, particularly access to Union Mine High School and how it may affect the student drop-off location. Commissioner Pratt suggested that access to the backside of the school should be reviewed at some point for traffic flow instead of just having frontside access. It was also suggested that the addition of a 3-way stop sign may need to be considered to help facilitate student drop-offs.

There was discussion with staff regarding the requested design waivers, particularly the flagged lots.

Robynn McCann, applicant, stated that all of the areas of concern from the last meeting have been addressed. She also said that the school had sent letters that identified their areas of concern and those have been addressed by staff. Ms. McCann requested that the Commission approve all of the design waivers as it is only 60% density, it won't affect the exterior parcels, and is not intended to increase the density.

Commissioners Heflin and Rain indicated that they supported staff's recommendations with the modifications identified in the staff memo.

No further discussion was presented.

**Motion: Commissioner Pratt 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 submitted by staff; 3. Approve Rezone Z07-0033, based on the findings proposed by staff; 4. Approve Planned Development PD07-0020 adopting the development plan as the official Development Plan based on the findings proposed by staff, subject to the conditions of approval; 5. Approve Tentative Map TM07-1448 based on the findings proposed by staff, subject to the conditions of approval as modified to include: (a) Deletion of Condition #16.e. and (b) Modification of Conditions #18 and #24, as summarized in staff memo dated June 25, 2009; 6. Approve the request for design waiver to reduce the sidewalks from six feet to four feet wide; and 7. Deny the following design waivers since appropriate findings required in Section 16.40.010 cannot be found to exist: a) To allow Lots 17, 18, 20, 21, 48, 50, 51 and 52 to have less than the required lot widths; and b) To allow flag-shaped lots on Lots 17, 18 and 51.**

**AYES: Heflin, Rain, Pratt, Tolhurst**

**NOES: None**

**ABSENT: Mathews**