



## Legislation Details (With Text)

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**Type:** Agenda Item      **Status:** Approved

**File created:** 5/16/2018      **In control:** Planning Commission

**On agenda:** 6/14/2018      **Final action:** 6/14/2018

**Title:** Hearing to consider the Creekside Plaza project (Rezone Z10-0009/Tentative Parcel Map P10-0012/Planned Development PD10-0005) for the following requests: 1) Rezone; 2) Commercial Tentative Parcel Map subdividing the project site into four parcels and site includes a 0.22-acre portion of Forni Road Right of Way subject to a General Vacation; and 3) Establish a Development Plan for the proposed commercial center on property identified by Assessor's Parcel Numbers 327-211-14, 327-211-16, and 327-211-25, consisting of 4.39 acres, in the Community Region of Diamond Springs, submitted by Grado Equities VII, LLC; and staff recommending the Planning Commission recommend the Board of Supervisors take the following actions:  
 1) Adopt the Resolution certifying the Environmental Impact Report and adoption of the Mitigation Monitoring Reporting Program in accordance with the California Environmental Quality Act Guidelines Section 15074(d) and the California Environmental Quality Act Findings of Fact;  
 2) Approve Z10-0009 rezoning Assessor's Parcel Numbers 327-211-14, 327-211-16, and 327-211-25 from Community Commercial-Design Control to Community Commercial-Planned Development and Open Space-Planned Development based on the Findings presented;  
 3) Approve P10-0012 based on the Findings and subject to the Conditions of Approval as presented; and  
 4) Approve PD10-0005 as the official Development Plan for Creekside Plaza based on the Findings and subject to the Conditions of Approval.  
 (Supervisorial District 3)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. A - Staff Report, 2. B - Findings, 3. C - Conditions of Approval, 4. D - Staff Report Exhibits A-K, 5. E - Staff Report Exhibits L-T.1, 6. F - Staff Report Exhibit U, 7. G - Staff Report Exhibits V-V.1, 8. H - Staff Report Exhibit W, 9. I - Staff Report Exhibit X, 10. J - Staff Report Exhibit Y, 11. K - Proof of Publication-Mountain Democrat, 12. L - Staff Memo 06-13-18 (Continuance Request), 13. Public Comment Rcvd 06-13-18

Date	Ver.	Action By	Action	Result
6/14/2018	1	Planning Commission	Continued	Pass

Hearing to consider the Creekside Plaza project (Rezone Z10-0009/Tentative Parcel Map P10-0012/Planned Development PD10-0005) for the following requests: 1) Rezone; 2) Commercial Tentative Parcel Map subdividing the project site into four parcels and site includes a 0.22-acre portion of Forni Road Right of Way subject to a General Vacation; and 3) Establish a Development Plan for the proposed commercial center on property identified by Assessor's Parcel Numbers 327-211-14, 327-211-16, and 327-211-25, consisting of 4.39 acres, in the Community Region of Diamond Springs, submitted by Grado Equities VII, LLC; and staff recommending the Planning Commission recommend the Board of Supervisors take the following actions:

- 1) Adopt the Resolution certifying the Environmental Impact Report and adoption of the Mitigation Monitoring Reporting Program in accordance with the California Environmental Quality Act Guidelines Section 15074(d) and the California Environmental Quality Act Findings of Fact;
- 2) Approve Z10-0009 rezoning Assessor's Parcel Numbers 327-211-14, 327-211-16, and 327-211-25

from Community Commercial-Design Control to Community Commercial-Planned Development and Open Space-Planned Development based on the Findings presented;

3) Approve P10-0012 based on the Findings and subject to the Conditions of Approval as presented; and

4) Approve PD10-0005 as the official Development Plan for Creekside Plaza based on the Findings and subject to the Conditions of Approval.

(Supervisory District 3)

### **DISCUSSION / BACKGROUND**

Request to consider Rezone Z10-0009/Tentative Parcel Map P10-0012/Planned Development PD10-0005/Creekside Plaza submitted by Grado Equities VII, LLC to request:

1) Rezone from Community Commercial-Design Control to Community Commercial-Planned Development and Open Space-Planned Development;

2) Commercial Tentative Parcel Map subdividing the project site into four parcels, including three buildable commercial parcels and one 1.14-acre open space parcel. The project site includes a 0.22-acre portion of Forni Road Right of Way subject to a General Vacation; and

3) Planned Development Permit to establish a Development Plan for the proposed Creekside Plaza commercial center containing three buildings totaling 30,560 square feet with on-site parking, lighting, signage, and landscaping.

The property, identified by Assessor's Parcel Numbers 327-211-14, 327-211-16, and 327-211-25, consisting of 4.39 acres, is located at the northwest corner intersection of Missouri Flat Road and Forni Road, in the Community Region of Diamond Springs, Supervisory District 3. (County Planner: Mel Pabalinas) (Environmental Impact Report prepared)

A Staff Report is attached.

### **CONTACT**

Mel Pabalinas

Community Development Services, Planning and Building Department