



Legislation Text

File #: 07-919, **Version:** 1

Hearing to consider an appeal on the denial of Tentative Parcel Map P04-0010, proposing to create two ten acre parcels on property identified as APN 087-200-67, consisting of 20 acres located in the Latrobe area; Appellant: Daniel Wojcik. (District II)

RECOMMENDED ACTION: Planning staff recommends the Board deny the appeal, thereby upholding the action of the Zoning Administrator on May 16, 2007, denying P04-0010. Alternatively, should the Board find that future secondary access is sufficient to support the proposed parcel map and is consistent with the provisions of the County Design and Improvement Standards Manual, staff recommends that the Board remand the parcel map back to the Zoning Administrator with direction to staff to prepare an appropriate CEQA document with findings and conditions of approval.

Background: At the Zoning Administrator hearing on May 16, 2007, Parcel Map P04-0010 was denied because the proposed parcels are located 2.4 miles along a dead end road serving in excess of 24 parcels. The basis for the denial comes from Section 3.12 of the County Design and Improvement Standards Manual which states that, "A dead-end street connecting to a County or State maintained street may exceed 500 feet in length, but not more than 2,640 feet, and only when geographic features restrict a street extension and the street will not serve more than twenty-four (24) existing or potential parcels."

The applicant is requesting that the parcel map be approved, because the proposed parcel sizes are consistent with both the Estate Residential Ten-acre (RE-10) Zone District and the Low Density Residential (LDR) General Plan land use designation.

Subsequent to the action by the Zoning Administrator and filing of the appeal, the applicant supplied a road circulation map for the proposed Marble Valley Subdivision (TM95-1298) to the north, which is proposing to use Beaver Pond Road as an emergency access road. The applicant contends that the construction of the Marble Valley subdivision would provide future secondary emergency access to the parcels via Beaver Pond Road.

Section 3.9 of the Design and Improvement Standards Manual states, in part, that, "At least two connections with an existing, improved public street or with a future street extension approved by the Planning Commission or Board, shall be provided."

Staff has some concerns with relying on this proposed secondary access. The Marble Valley subdivision tentative map was approved in 1998 and is subject to a development agreement which expires in 2018. A time extension request is presently being processed. If the map is recorded and built, emergency access could be provided, but that could happen as late as 2018. Additionally, the time extension currently under review proposes modifications to the map, one of which changes the proposed connection to Beaver Pond Road to a cul-de-sac, with a note that reads "Possible emergency access." There does not appear to be a guarantee that this road will be constructed.

The Latrobe Fire District finds the proposed emergency access to be acceptable for this map.

ATTACHMENTS

Appeal Form

Attachment 1 - Findings for denial

Attachment 2 - Marble Valley Circulation Map (approved)

Attachment 3 - Marble Valley Circulation Map (proposed revision0

Attachment 4 - Letter from Latrobe Fire District

Staff Report

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