



## Legislation Text

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**File #:** 08-1825, **Version:** 1

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Hearing to consider the following pertaining to property identified as APN 109-402-03, consisting of 1.85 acres, in the Shingle Springs area (Quest Court Commercial Condos). Applicant: Pearson & Briggs LP (Agent: Carlton Engineering) (District II)

- (1) Find that the project is categorically exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15301(k);
- (2) Approve Rezone (Z08-0009) from General Commercial-Design Control (CG-DC) to General Commercial-Planned Development (CG-PD), based on the findings and subject to the conditions listed in Attachment 1, and adoption of Ordinance **4803** for same; and Planned Development (PD08-0009) creating 15 air space condominium units ranging in size from 1,634 square feet to 1,770 square feet from two existing commercial buildings, and a tentative parcel map creating creating 16 lots ranging in size from 1,634 square feet to 1.25 acres (common area); and
- (3) Approve Parcel Map (P08-0012) based on the findings and subject to the conditions listed in Attachment 1.

**RECOMMENDED ACTION:** Planning Commission recommending the Board of Supervisors take the following action: 1. Find that the project is categorically exempt pursuant to CEQA Guidelines Section 15301(k); 2. Approve Z08-0009/PD08-0009 adopting the development plan as the official development plan and rezoning Assessor's Parcel Number 109-402-03 from General Commercial-Design Control (CG-DC) to General Commercial-Planned Development (CG-PD), based on the findings and subject to the conditions listed in Attachment 1; and 3. Approve P08-0012, based on the findings and subject to the conditions listed in Attachment 1.

**Background:** These applications were considered by the Planning Commission on November 13, 2008, and were unanimously (5-0) recommended for approval.

Staff informed the Commission that one public comment letter was received from the east adjacent property owner that identified the following concerns: light glare; noise; and request for a chain link fence with privacy slats to be placed between the two parcels.

Jim Wilson of Carlton Engineering, applicant's agent, stated that they had looked at the parking issues for the project and felt that since each unit has a roll-up door, the potential uses would be more industrial-related, which does not generate a large amount of public parking. There was extensive discussion between the applicant's agent and the Planning Commission on parking concerns.

Contact: Roger P. Trout (5369)/Lawrence W. Appel (7698)/Pierre Rivas (5841)