



Legislation Text

File #: 07-1241, **Version:** 1

Hearing to consider the following for property (APN078-05-46) consisting of 8.8 acres in the Pleasant Valley area:

- (1) General Plan Amendment (A07-0006) to amend the land use designation from Medium Density Residential (MDR) to Commercial (C);
- (2) Rezone (Z07-0013) said lands from Estate Residential Five-acre (RE-5) and Single-family Two-acre Residential (R2A) to General Commercial-Planned Development (C-PD);
- (3) Development plan (PD07-0009) to allow the exterior renovation of three existing 288-foot by 48-foot buildings and one 48-foot by 200-foot building, and allow the use of Building 3 only for warehouse storage of wine produced off-site and the use of the existing 1,700 square foot home for residential/caretaker use; and
- (4) Ordinance **4736** for said rezoning. Applicant: Jim Chaffey (District II).

RECOMMENDED ACTION: The Planning Commission recommends the Board take the following action: 1. Adopt the negative declaration, as prepared; 2. Approve A07-0006 changing the land use designation from Medium Density Residential (MDR) to Commercial (C), based on the findings proposed by staff; and 3. Approve Z07-0013/PD07-0009, rezoning Assessor's Parcel Number 078-050-46 from Estate Residential Five-acre (RE-5) and Single-family Two-acre Residential (R2A) to General Commercial-Planned Development (CG-PD), adopting the development plan as the official development plan, based on the findings proposed by staff, subject to the conditions as modified.

Background: This project was considered by the Planning Commission on June 28, 2007, and unanimously recommended for approval. Several of the Commissioners felt a more detailed landscaping plan was needed, indicating what was proposed for the entire parcel, especially along Pleasant Valley Road. The applicant submitted a more detailed plan at the hearing showing the future landscaping, which was incorporated into the conditions of approval.

There was no one in the audience wishing to give input. No new significant issues were discussed other than those in the staff report.

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