



Legislation Text

File #: 08-1539, **Version:** 1

Hearing to consider the following pertaining to 5.11 acres (APN 109-480-21) in the Shingle Springs area (District II); Applicant Barnett Lot 1, LLC, (Agents: David Cohen and Marcus Rabwin):

(1) Approve Rezone (Z08-0007) from Industrial-Design Control (I-DC) to Industrial-Planned Development (I-PD);

(2) Approve Development Plan (PD 08-0006) consisting of two phases: Phase I - Development of the front approximately one-half of the parcel with an industrial/warehouse building totaling 50,607 square feet and associated utility rooms, access ways, parking areas, trash enclosure areas, and landscaping. Phase II - Development of the rear portion of the property with an attached industrial/warehouse building totaling 45,755 square feet, an open storage yard, and associated improvements;

(3) Approve Parcel Map (P08-0010) subdividing the property into 21 lots; and

(4) Adopt Ordinance **4798** for said rezone.

RECOMMENDED ACTION: Planning Commission recommending the Board of Supervisors take the following action: 1. Adopt the negative declaration based on the initial study prepared by staff; 2. Approve Z08-0007/PD08-0006, adopting the preliminary development plan as the official development plan, and rezoning Assessor's Parcel Number 109-480-21 from Industrial-Design Control (I-DC) to Industrial-Planned Development (I-PD); and 3. Approve P08-0010, based on the findings proposed by staff, subject to the conditions in Attachment 1.

Background: These applications were considered by the Planning Commission on August 14, 2008, and were continued to September 25, 2008, at the request of the applicant in order to allow sufficient discussion regarding the proposed conditions of approval. On September 25, 2008, the Planning Commission unanimously recommended these applications for approval.

Pierre Rivas stated that the continuance from the last meeting allowed sufficient time to review the originally proposed Conditions of Approval, which the applicant was in disagreement with. As a result of the review, staff submitted a revised Attachment 1/Conditions of Approval to the Commission, which showed significant changes from the earlier version.

David Cohen, co-applicant, stated that they were ready to accept the new proposed Conditions of Approval.

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