



Legislation Text

File #: 07-1168, Version: 1

Hearing to consider the following request by CELTIC PROPERTIES:

- (1) Amendment (AZ06-0002) of the land use map (General Plan) for a 0.22-acre portion of APN 102-110-11 from Multi-Family Residential (MFR) to Commercial (C) and a 0.22-acre portion of APN 102-110-13 from Commercial (C) to Multi-Family Residential (MFR);
- (2) Rezone a 0.22-acre portion of APN 102-110-11 from Limited Multifamily Residential-Design Community-Airport Safety District (R2-DC-AA) to Commercial-Planned Development-Design Community-Airport Safety District (C-PD-DC-AA) and a 0.22-acre portion of APN 102-110-13 from Commercial-Planned Development-Design Community-Airport Safety District (C-PD-AA) to Limited Multifamily-Design Community-Airport Safety District (R2-DC-AA) and Ordinance **4733** for same;
- (3) Planned development (PD07-0005) to allow the construction and operation of a 17,272 gross square foot commercial retail/pharmacy store (Rite Aide) in accordance with Section 17.02.010 of the County Zoning Ordinance;
- (4) Design review (DR06-0008) of the proposed commercial retail/pharmacy store in accordance with Section 17.74.010 of the County Zoning Ordinance;
- (5) Design waiver for a reduction of sidewalk width along the project frontage from an eight-foot wide sidewalk to a five-foot sidewalk; and
- (6) A Reasonable Use Analysis determination related to oak canopy cover retention and replacement in conformance with General Plan Policy 7.4.4.4 and Interim Interpretive Guidelines of General Plan Policy 7.4.4.4(A), said project would impact 1,205 square feet of oak tree canopy due to a relocated driveway on Starbuck Ranch Road on property identified by APN's 102-110-01, -11, and -13, consisting of 1.61 acres in the Cameron Park area. (District IV)

RECOMMENDED ACTION: Planning Commission recommending the Board take the following action: 1. Adopt the Mitigated Negative Declaration, as prepared; 2. Approve AZ06-0002 amending the land use map for A 0.22-acre portion Of Assessor's Parcel Number 102-110-11 from Multi-Family Residential (MFR) to Commercial (C) and a 0.22-acre portion of Assessor's Parcel Number 102-110-13 from Commercial (C) to Multi-Family Residential (MFR), and rezone a 0.22-acre portion of Assessor's Parcel Number 102-110-11 from Limited Multifamily Residential-Design Community-Airport Safety District (R2-Dc-Aa) to Commercial-Planned Development-Design Community-Airport Safety District (C-PD-DC-AA) and a 0.22-acre portion of Assessor's Parcel Number 102-110-13 from Commercial-Planned Development-Design Community-Airport Safety District (C-PD-AA) to Limited Multifamily-Design Community-Airport Safety District (R2-DD-AA), based on the findings proposed by staff; 3. Approve PD07-0005/DR06-0008, adopting the development plan as the official development plan, based on the findings, subject to the conditions proposed by staff; and 4. Find the Oak Canopy Cover Retention and Replacement is in conformance with General Plan Policy 7.4.4.4 and Interim Interpretive Guidelines of General Plan Policy 7.4.4.4(A).

Background: This project was considered by the Planning Commission on June 14, 2007, and unanimously recommended for approval by those Commissioners present (Commissioner Machado was absent). Three individuals from the area spoke regarding possible traffic congestion that could be caused by the project. They do not support the driveway on Bently, are concerned regarding the

number of oaks being removed, that sound walls do not reduce the noise to the east, and there are other existing drug stores in the area. See attached minutes (Attachment 3) for further discussion. There were no new significant issues discussed other than those in the staff report.

Contact: Gregory L. Fuz (5445)/Lawrence W. Appel (7698)/Gina Hunter 3617