



Legislation Text

File #: 10-0809, **Version:** 1

HEARING - Consider the recommendation of the Planning Commission on General Plan Amendment A10-0001/Rezone Z09-0003/Tentative Map TM09-1488/Breeden Estates-Leoni Road Subdivision on property identified by APN 041-040-15, consisting of 75.7 acres, in the Grizzly Flat area, submitted by Christine Brown; and recommending the Board take the following conceptual actions:

- 1) Adopt the Mitigated Negative Declaration based on the Initial Study prepared by staff;
- 2) Adopt the Mitigation Monitoring Program in accordance with CEQA Guidelines Section 15074(d) incorporated as Conditions of Approval listed in Attachment 1;
- 3) Approve General Plan Amendment A10-0001 amending the land use designation for APN 041-040-15 from Medium-Density Residential (MDR) to Low-Density Residential (LDR) based on the Findings listed in Attachment 1;
- 4) Approve Z09-0003 rezoning APN 041-040-15 from Residential Agricultural-40 (RA-40) to Estate Residential Five-Acre (RE-5) for Lots 1-8 and 11-12, and Estate Residential (RE-10) for Lots 9-10 based on the Findings listed in Attachment 1;
- 5) Approve Tentative Map TM09-1488 based on the Findings and subject to the Conditions of Approval listed in Attachment 1;
- 6) Adopt Ordinance **4950** for said rezone; and
- 7) Continue item for final action to occur with the adoption of the Resolution approving the General Plan Amendments considered by the Board during the "General Plan Window", tentatively scheduled for September 14, 2010. (Supervisory District II) (Est. Time: 30 Min.)

Background: Request to consider General Plan Amendment A10-0001/Rezone Z09-0003/Tentative Map TM09-1488/Breeden Estates-Leoni Road Subdivision submitted by CHRISTINE BROWN (Agent: Carlton Engineering, Inc.) to amend General Plan land use designation from Medium-Density Residential (MDR) to Low-Density Residential (LDR); Rezone from Residential Agricultural-40 (RA-40) to Estate Residential Five-Acre (RE-5), and create 12 residential lots ranging in size from 5 acres to 12 acres. The property, identified by Assessors Parcel Number 041-040-15, consisting of 75.7 acres, is located on the east side of Parkside Drive approximately 165 feet south of the intersection with Winding Way and Winding Way Court, in the Grizzly Flat area, Supervisorial District II. [Project Planner: Gina Paolini] (Mitigated negative declaration prepared)

These applications were considered by the Planning Commission on July 8, 2010 and were recommended for approval (4-0) with modification to the rezone request. The Planning Commission is recommending Lots 9 and 10 be rezoned from Residential Agricultural-40 (RA-40) to Estate Residential (RE-10) with the remaining lots being rezoned to Estate Residential Five-Acre (RE-5). The minutes from this meeting are attached.

Contact: Roger P. Trout (5369)/Pierre Rivas (5841)

Follow-up for COB: Send 3 copies of Minute Order and Ordinance to Dept.

