



Legislation Text

File #: 09-1174, **Version:** 2

Hearing to consider a request submitted by Richard and Christina Belmonte appealing the approval of Parcel Map P08-0035/Veffredo by the Zoning Administrator on August 19, 2009, on property identified by APN 076-120-04, consisting of 5.21 acres, in the Cedar Grove area; and Planning Services recommending the Board take the following actions:

- (1) Adopt the Negative Declaration based on the Initial Study prepared by staff; and
- (2) Deny the appeal thereby upholding the approval of Parcel Map P08-0035 by the Zoning Administrator based on the findings and subject to the conditions listed in Attachment 1. (Est. Time: 1 hour)(Supervisory District III) (Cont'd 9/29/09, Item 26)

Background: Parcel Map P08-0035 is a request submitted by DENISE VEFFREDO to create 4 parcels ranging in size from 1.0 to 2.0 acres. Design waivers have been requested for the following: 1) Reduction of on-site improvement requirements to Madrone Drive from Standard Plan 101B to Standard Plan 101C. 2) Reduction of off-site improvement requirements to Canyon Road from Standard Plan 101B to Standard Plan 101C. 3) Reduction of off-site encroachment improvement requirements from Standard Plan 103D to Standard Plan 103C for the encroachment of Madrone Drive onto Canyon Road. The property, identified by Assessor's Parcel Number 076-120-04, consisting of 5.21 acres, is located on the west side of Madrone Avenue, approximately 500 feet north west of the intersection of Alder Drive and Canyon Road, in the Cedar Grove area, Supervisory District III. [Project Planner: Aaron Mount] (Negative declaration prepared)

The subject tentative parcel map application was filed with the County on September 17, 2008 and was conditionally approved by the Zoning Administrator on August 19, 2009. An appeal of the approval decision was timely filed by Richard and Christina Belmonte on September 1, 2009. Specific reasons were not provided by the appellants; therefore, no staff analysis has been prepared in response to the appeal. Planning Services recommends that the Board of Supervisors deny the appeal thereby upholding the decision of the Zoning Administrator.

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