



Legislation Details (With Text)

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Title: Development Services Department, Planning Services Division, is forwarding a request from Michael Kuhl, Gary Williams, Penelope Hocking, and Paula Hustead for Certificate of Compliance Revision COC09-0023-R for property identified by APN 011-060-53, consisting of 329.49 acres, in the Ice House area; and staff recommending the Board consider the requested modifications to the Conditions of Approval combining Conditions 7 and 8 into a revised new condition requested by the applicants consistent with the revisions made by the Board for Certificate of Compliance COC09-0022 on May 11, 2010 (Legistar 10-0383). (Supervisorial District 4)

Sponsors:

Indexes:

Code sections:

Attachments: 1. A-Staff Memo 06-10-11.pdf, 2. B-Attachment 1.pdf, 3. C-Attachment 2.pdf, 4. D-Attachment 3.pdf, 5. E -11-0711 Proof of Publication.pdf

Date	Ver.	Action By	Action	Result
7/19/2011	1	Board of Supervisors	Approved	Pass

Development Services Department, Planning Services Division, is forwarding a request from Michael Kuhl, Gary Williams, Penelope Hocking, and Paula Hustead for Certificate of Compliance Revision COC09-0023-R for property identified by APN 011-060-53, consisting of 329.49 acres, in the Ice House area; and staff recommending the Board consider the requested modifications to the Conditions of Approval combining Conditions 7 and 8 into a revised new condition requested by the applicants consistent with the revisions made by the Board for Certificate of Compliance COC09-0022 on May 11, 2010 (Legistar 10-0383). (Supervisorial District 4)

Background: A request to consider Certificate of Compliance Revision COC09-0023-R submitted by MICHAEL KUHL, GARY WILLIAMS, PENELOPE HOCKING, and PAULA HUSTEAD to revise an approved Conditional Certificate of Compliance for two parcels created by court order and subsequent recorded Grant Deeds in 1994, which would acknowledge the Countys acceptance of the parcels as legally created in accordance with the Subdivision Map Act and local subdivision ordinances. The acknowledgement would create a 165-acre Parcel 1 and a 164.49-acre Parcel 2 upon satisfaction of the Conditions of Approval. The property, identified by Assessors Parcel Number 011-060-53, consisting of 329.49 acres, is located on the east side of Ice House Road, approximately 1,500 feet east of the intersection of Forest Service Road 12N28 (Wreckhum Road) in the Ice House area, Supervisorial District 4. [Project Planner: Tom Dougherty]

COC09-0023 was approved by the Zoning Administrator on February 17, 2010. There was no appeal of that decision. The Staff Report and the final Zoning Administrator approved Conditions of Approval for COC09-0023 have been included for review (Attachments 1 and 2). Planning, DOT and the County Surveyors Office have reviewed the requested condition changes and determined that they do not have the ability to recommend approval of the requested changes because the proposed

condition modifications conflict with Section 16.44.120 of the County Code.

A Staff Memo dated June 10, 2011 is included.

ATTACHMENTS:

Attachment 1: Zoning Administrator February 17, 2010 Staff Report

Attachment 2: Final Findings/Conditions of Approval As Approved by the Zoning Administrator on February 17, 2010

Attachment 3: Applicant's Letter Dated March 21, 2011

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

COB Follow-up: Send Dept 5 copies of Minute Order