



Legislation Text

File #: 10-1327, **Version:** 5

Hearing to consider the recommendation of the Planning Commission on Rezone Z07-0040/Tentative Map TM07-1454/Special Use Permit S09-0012/Sundance Subdivision on property identified by APNs 104-520-04, 104-520-05, and 104-520-06, consisting of 298.19 acres, in the Pilot Hill area, submitted by Christopher A. Beauchamp; and recommending the Board take the following action:

- 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), as incorporated in the Conditions of Approval and mitigation measures listed in Attachment 1;
- 3) Approve Z07-0040 rezoning APNs 104-520-04, 104-520-05, and 104-520-06 from Exclusive Agricultural (AE) to Estate Residential (RE-10) based on the Findings listed in Attachment 1;
- 4) Conditionally approve Tentative Map TM07-1454 based on the Findings and subject to the Conditions of Approval listed in Attachment 1;
- 5) Approve Special Use Permit S09-0012 based on the Findings listed in Attachment 1 and based on the movement of the location of the gate as identified;
- 6) Approve the following design waiver requests since the appropriate Findings have been made:
 - (a) Permit proposed lots 15 and 16 to exceed the 3:1 depth to width lot ratio; and
 - (b) Permit a reduction in the shoulder width for proposed Road B from 10 feet to two feet as required in the Design and Improvement Standards Manual; and
- 7) Adopt Ordinance for said rezone. (Supervisorial District IV)(Cont'd 2/14/12, Item 30) (Est. Time: 15 Min.)

Background: Request to consider Rezone Z07-0040/Tentative Map TM07-1454/Special Use Permit S09-0012/Sundance Subdivision submitted by CHRISTOPHER A. BEAUCHAMP (Agent: red2blue Consulting Services/Carl A. Sloan) to request the following: 1. Rezone from Exclusive Agricultural (AE) to Estate Residential (RE-10); 2. Tentative map to create 28 lots ranging in size from 10 to 14.8 acres; 3. Special use permit to allow the gating of proposed Road A approximately 870 feet north of the intersection with Pilot View Drive; and 4. Design waiver requests to: (a) Permit proposed lots 15 and 16 to exceed the 3:1 depth to width lot ratio; and (b) Permit a reduction in the shoulder width for proposed Road B from 10 feet to two feet as required in the Design and Improvement Standards Manual. The property, identified by Assessors Parcel Numbers 104-520-04, 104-520-05, and 104-520-06, consisting of 298.19 acres, is located on the south side of Rattlesnake Bar Road, approximately 0.8 mile east of the intersection with Highway 49, in the Pilot Hill area, Supervisorial District IV. [Project Planner: Pierre Rivas] (Mitigated negative declaration prepared/SCH#2009122050).

These applications were considered by the Planning Commission on January 28, 2010; February 25, 2010; and April 8, 2010 where it was continued off-calendar at the request of the applicant. The item was agendaized for the October 28, 2010 Planning Commission hearing but was re-scheduled to the next meeting due to a lack of a quorum. These applications were recommended for approval (4-0) by the Planning Commission on November 18, 2010. The minutes from these meetings are attached.

Hard copies of all attachments are provided in black and white, however, some attachments are available "in color" electronically on the Board's agenda website.

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

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