



Legislation Text

File #: 13-1435, **Version:** 1

Hearing to consider the recommendation of the Planning Commission to amend the General Plan land use designation from High Density Residential (HDR) to Commercial (C), Rezone from Estate Residential (RE-10) to Commercial-Community Design (C-DC), Design Review for a market and deli with an outdoor picnic area, Special Use Permit to allow special events, and a reduction of a wetland setback [General Plan Amendment A13-0001/Rezone Z13-0001/Special Use Permit S13-0008/Design Review DR13-0005/Crossroads Market and Deli] on property identified by APN 087-121-11, consisting of 1.59 acres, in the Latrobe area, submitted by Paula Reece Revocable Trust; and recommending the Board take the following actions:

- 1) Adopt the Mitigated Negative Declaration based on the Initial Study prepared by staff;
- 2) Adopt the Mitigation Monitoring Reporting Program in accordance with CEQA Guidelines Section 15074(d), as incorporated in the Conditions of Approval listed in Attachment 1;
- 3) Approve General Plan Amendment A13-0001 amending the General Plan land use designation for APN 087-121-11 from High Density Residential (HDR) to Commercial (C) based on the Findings listed in Attachment 1;
- 4) Approve Z13-0001 rezoning APN 087-121-11 from Estate Residential (RE-10) to Commercial-Community Design (C-DC) based on the Findings listed in Attachment 1;
- 5) Approve Special Use Permit S13-0008 based on the Findings and subject to the Conditions of Approval listed in Attachment 1;
- 6) Approve Design Review DR13-0005 based on the Findings and subject to the Conditions of Approval listed in Attachment 1;
- 7) Approve a reduction of wetland setback from 50 feet to 25 feet based on the Findings listed in Attachment 1 and in accordance with Interim Interpretive Guidelines for General Plan Policy 7.3.3.4 (Wetland Buffers and Setbacks);
- 8) Adopt Resolution **177-2013** for said General Plan amendment; and
- 9) Adopt Ordinance **5004** for said rezone. (Supervisory District 2) (Est. Time: 20 Min.)

Background

Request to consider General Plan Amendment A13-0001/Rezone Z13-0001/Special Use Permit S13-0008/Design Review DR13-0005/Crossroads Market and Deli submitted by Paula Reece Revocable Trust (Agent: David Wade, AICP). The proposed project consists of the following requests: 1. General Plan Amendment from High Density Residential (HDR) to Commercial (C) district; 2. Rezone from Estate Residential (RE-10) to Commercial-Community Design (C-DC); 3. Design Review for a 2,432 square foot market and deli with an outdoor picnic area; 4. Special Use Permit for special events, such as a farmers market, arts and crafts, and other special events that would occur up to 15 times per year; and 5. Reduction of wetland setback from 50 feet to 25 feet. The property, identified by Assessor's Parcel Number 087-121-11, consisting of 1.59 acres, is located on the west side of Latrobe Road 600 feet north of the intersection with South Shingle Springs Road, in the Latrobe area, Supervisory District 2. [Project Planner: Gina Paolini] (Mitigated Negative Declaration prepared)

These applications were considered by the Planning Commission on September 26, 2013, and October 24, 2013 and were recommended for approval (3-0). The minutes from these meetings are attached.

Contact

Roger Trout, Development Services Division Director

Peter Maurer, Principal Planner

Community Development Agency

Follow-up to COB

Send copies of Minute Order, Resolution, and Ordinance to Dept.