



Legislation Text

File #: 17-0988, Version: 2

HEARING - To consider the recommendation of the Planning Commission on the Granite Creek Subdivision Project (Rezone Z15-0003/Tentative Subdivision Map TM15-1527) on property identified by Assessor's Parcel Number 087-310-64, consisting of 134.05 acres in the Latrobe area, with the applicant, Doug Granade, requesting the Board take the following actions:

- 1) Adopt the Mitigated Negative Declaration based on the Initial Study (Attachment E);
- 2) Adopt the Mitigation Monitoring Reporting Program in accordance with California Environmental Quality Act Guidelines Section 15074(d), incorporated as Conditions of Approval (Attachment C);
- 3) Approve Z15-0003 rezoning the section of Assessor's Parcel Number 087-310-64 containing proposed Lots 1 through 5 and Lot 9 from Rural Lands-20 Acre to Residential Estate Ten-Acre based on the Findings presented (Attachment B);
- 4) Approve Tentative Subdivision Map TM15-1527 based on the Findings and subject to the Conditions of Approval as presented (Attachments B and C);
- 5) Approve the Design Waivers of the following Design Improvement Standard Manual standards as the Findings could be made (Attachment B):
 - a) Construct the road to serve Lots 9 and 10 per County Standard Plan 101C, from Brandon Road to the existing driveway on Lot 9, a hammerhead turnaround at the driveway, and a 12-foot minimum road width with 1-foot shoulders on each side from the turnaround to Lot 10 property line, in lieu of Standard Plan 101B;
 - b) Construct the road to serve Lots 1 and 9 per County Standard Plan 101C, from South Shingle Road to the roadway easement boundary, and a 12-foot minimum road width with 1-foot shoulders on each side from the "T" to Lot 9 property line, in lieu of Standard Plan 101B; and
 - c) Allow Lot 4 a length-to-width ratio of 3.5 to 1, exceeding the standard 3 to 1 ratio maximum;
- 6) Amend Conditions of Approval 15, 17, and 19, as identified in the Staff Memo dated October 10, 2017 (Attachment H); and
- 7) Adopt Ordinance **5068** for said rezone (Attachment 2A).

The Planning Commission recommended denial of the Rezone and Tentative Subdivision Map applications at a hearing held on October 12, 2017 (3-2 Vote). (Supervisory District 2) (Est. Time: 45 Min.)

DISCUSSION / BACKGROUND

Request to consider Rezone Z15-0003/Tentative Subdivision Map TM15-1527/Granite Creek Subdivision (Project) submitted by the applicant, Doug Granade, for the following:

- 1) Rezone Lots 1 through 5 and Lot 9 from Rural Lands 20-Acre (RL-20) to Residential Estate Ten-Acre (RE-10);
- 2) Tentative Map dividing the 134.05-acre property into 9 residential lots ranging in size from 10.02 to 25.17 acres, plus a Road Lot "R"; and
- 3) Design Waivers of the following Design Improvement Standard Manual standards:
 - (a) Construct the road to serve Lots 9 and 10 per County Standard Plan 101C, from Brandon Road to the existing driveway on Lot 9, a hammerhead turnaround at the driveway, and a 12-foot minimum road width with 1-foot shoulders on each side from the turnaround to Lot 10 property line, in lieu of Standard Plan 101B;

- (b) Construct the road to serve Lots 1 and 9 per County Standard Plan 101C, from South Shingle Road to the roadway easement boundary, and a 12-foot minimum road width with 1-foot shoulders on each side from the "T" to Lot 9 property line, in lieu of Standard Plan 101B; and
- (c) Allow Lot 4 a length-to-width ratio of 3.5 to 1, exceeding the standard 3 to 1 ratio maximum.

The property identified by Assessor's Parcel Number 087-310-64, consisting of 134.05 acres, is located on the northeast corner area of South Shingle Road at Brandon Road in the Latrobe area, Supervisorial District 2. (Mitigated Negative Declaration prepared)
(County Planner: Evan Mattes)

Planning staff presented the Project to the Planning Commission on October 12, 2017, recommending that the Planning Commission forward a recommendation of approval to the Board of Supervisors. The Planning Commission expressed concerns on the lack of frontage improvements along South Shingle Road and 20-acre parcel sizes being insufficient to buffer residential uses from agricultural uses. The Community Development Services, Department of Transportation responded to the improvement and access issues by stating that the Project would not generate enough traffic to trigger road improvements and that the Project meets the County-adopted design improvement standards. The applicant, Doug Granade, responded to the 20-acre parcel size, citing that 10 acres is what the General Plan identifies as the sufficient parcel size between agricultural and incompatible uses (residential), and that the Agricultural Commission had recommended approval of the Project, specifically stating that the proposed 20-acre parcel sizes are sufficient to buffer residential uses from agricultural uses.

No public comments were received for this Project.

Following closure of deliberation and public comment, Commissioner Vegna brought further discussion about frontage improvements to South Shingle Road. Commissioners Miller and Williams emphasized their concerns on the use of 20-acre parcels next to agriculturally-zoned land and the subdivision of land in rural areas of the County. Commissioner Miller made a motion to recommend denial of the Project with a second from Commissioner Williams. The motion was passed by a vote of 3-2 (Hansen, Shinault).

Planning staff has provided Findings for Denial (Attachment 2B), based on the Planning Commission's discussions at the October 12 hearing.

ALTERNATIVE

Approve the Project as shown in the recommended actions 1-7, as requested by the applicant, Doug Granade.

CLERK OF THE BOARD FOLLOW UP ACTIONS

If the Project is approved:

- 1) Clerk of the Board to obtain the Chair's signature on the Rezone Ordinance.
- 2) Clerk of the Board to forward one (1) fully executed copy of the Rezone Ordinance to the Community Development Services, Planning and Building Department, attention of Char Tim, Clerk of the Planning Commission.

CONTACT

Roger Trout, Director

Community Development Services, Planning and Building Department