



Legislation Text

File #: 08-1417, **Version:** 1

Hearing to consider the following pertaining to 37.28 acres (APN 087-121-01) in the Michigan Bar Subdivision in the Latrobe area; Applicant: David and Kimberly Cort: (District II)

(1) Approve General Plan Amendment (A07-0008) changing the land use designation for said APN from High Density Residential (HDR) to Rural Residential (RR) in the Latrobe Rural Center and re-designate that portion Rural Region;

(2) Approve Rezone (Z07-0022) rezoning a portion of parcel from Estate Residential Ten-acre (RE-10) designated as HDR to One Family residential (R1) and rezone portion of parcel from Residential Agricultural 40-acre (RA-40) to Estate Residential Ten-acre (RE-10);

(3) Approve Parcel Map (P07-0023) creating 4 parcels ranging in size from 5.43 to 10 acres, removing conditions Nos. 13 and 27; and

(4) Adopt Ordinance 4789 for said rezone.

RECOMMENDED ACTION: Planning Commission recommending the Board of Supervisors take the following action: 1. Adopt the mitigated negative declaration based on the initial study reviewed 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 in Attachment 1; 3. Approve General Plan Amendment A07-0008 changing the land use designation for Assessor's Parcel Number 087-121-01 from High Density Residential (HDR) [approximately 6 acres] to Rural Residential (RR) in the Latrobe Rural Center and re-designate that portion Rural Region; 4. Approve Rezone Z07-0022 rezoning a portion of parcel from Estate Residential Ten-acre (RE-10) designated as HDR to One Family Residential (R1) and rezone portion of parcel from Residential Agricultural 40-acre (RA-40) to Estate Residential Ten-acre (RE-10); and 5. Approve Parcel Map P07-0023 creating 4 parcels ranging in size from 5.43 to 10 acres, removing conditions #13 and #27, based on the findings proposed by staff, subject to the conditions as modified listed in Attachment 1.

Background: These applications were considered by the Planning Commission on August 28, 2008, and carried with a 3-2 vote recommended for approval.

Gordon Bell, contract planner, stated that the Agricultural Commission had reviewed the project and felt that this was an appropriate transition zone.

Cathy Toft of Environmental Management stated that the project has a condition which would require each parcel to have a viable water source.

Eileen Crawford of DOT concurred with the applicant's request to remove conditions #13 and #27 from DOT's conditions of approval.

Chair Tolhurst stated that he will vote against the project in support of the General Plan.

Commissioner Machado indicated that he wanted to start following the General Plan and hold fast on General Plan amendments and therefore would not support the project.

Commissioner Mathews supported the project as some areas would be going to higher density.

Contact: Lawrence W. Appel (7698)/Pierre Rivas (5841)