



Legislation Text

File #: 09-1446, **Version:** 1

Hearing to consider the recommendation of the Planning Commission on Rezone Z06-0025/Tentative Map TM06-1419/Kamm Park Subdivision on property identified by APN 116-040-07, consisting of 5.07 acres, in the Cameron Park area; submitted by Kamm Ghalamkar; 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 Section 15074(d) of the CEQA Guidelines, incorporated in the Conditions of Approval listed in Attachment 1;
- 3) Approve Z06-0025 rezoning APN 116-040-07 from Estate Residential Five-Acre-Airport Safety (RE-5-AA) to One-Family Residential (R1) for Lots 1-5 (including Right-of-Way) and One-Family Residential-Airport Safety (R1-AA) for Lots 6 and 7 based on the Findings listed in Attachment 1;
- 4) Approve Tentative Map TM06-1419 based on the Findings and subject to the Conditions of Approval listed in Attachment 1;
- 5) Approve the following Design Waiver requests: (a) Reduction of sidewalk width along Rancho Tierra Court from six feet to four feet; (b) Exceed 3 to 1 lot depth-width ratio for Lot 7; and (c) Reduction of off-site road width from 28 feet to 20 feet with 1-foot shoulders and asphalt concrete (AC) curbs, and without concrete curbs, gutters or sidewalk; and
- 6) Adopt Ordinance for said rezone. (Supervisory District I)

Background: Request to consider Rezone Z06-0025/Tentative Map TM06-1419/Kamm Park Subdivision submitted by KAMM GHALAMKAR (Agent: Gene Thorne & Associates, Inc.) to rezone from Estate Residential Five-Acre-Airport Safety (RE-5-AA) to One-Family Residential (R1) for Lots 1-5 and One-Family Residential-Airport Safety (R1-AA) for Lots 6 and 7; Create seven single family residential lots ranging in size from 9,700 gross square feet to 1.98 gross acres; and Design Waiver Request to deviate from the following El Dorado County Design and Improvement Manual (DISM) standards: (a) Reduction of sidewalk width along Rancho Tierra Court from six feet to four feet; (b) Exceed 3 to 1 lot depth-width ratio for Lot 7; and (c) Reduction of off-site road width from 28 feet to 20 feet with 1-foot shoulders and asphalt concrete (AC) curbs, and without concrete curbs, gutters or sidewalk. The property, identified by Assessors Parcel Number 116-040-07, consisting of 5.07 acres, is located along the east and west side of Rancho Tierra Court, approximately 0.25 mile south of the intersection with Woodleigh Lane, in the Cameron Park area, Supervisory District I. *[Project Planner: Mel Pabalinas]* (Mitigated Negative Declaration prepared)

These applications were considered by the Planning Commission on November 12, 2009 and were recommended for approval (4-0). The minutes from this meeting are attached.

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