

2. LAND DIVISION (Project ID: 10-0119): LV RIDGE

CDH

A proposal to divide Parcel C of the Las Cumbres Land Division into two lots. The 320-acre property is proposed to be divided into Parcel C-1 (115 acres) and Parcel C-2 (205 acres). The subject property is located at **5888 Lucas Valley Road, Nicasio**, and is further identified as **Assessor's Parcel 121-210-61**.

The Deputy Zoning Administrator asked if staff had any additional comments or had received additional correspondence since the staff report was distributed and the staff responded, noting the following:

- An e-mail dated January 13, 2011, from Irving Schwartz regarding Conditions of Approval # 5, 12, 13, 16, 23, 25, 41, 42, 49 and 59.

The public testimony portion of the hearing was opened.

In response to the Hearing Officer, staff summarized the contents of the correspondence including:

- Condition of Approval #5 – Delete portion of text;
- Condition of Approval #11 & 12 – Parkland dedication and affordable housing fees;
- Condition of Approval #13 – Exact address (5888) for emergency vehicles;
- Condition of Approval #16 - Total structural development area;
- Condition of Approval #23 – Adjustment of right-of-way easement;
- Condition of Approval #25 - development within envelopes for Parcel C1 only;
- Condition of Approval #41 & 42 – Delete reference to maintenance agreements;
- Condition of Approval #49 - 59 - Michel Jeremias, Department of Public Works stated that these Conditions stand; and
- Condition of Approval #59 – Add “this requirement may we waived or modified by fire dept as Building Permit review”.

In addition, staff noted that the neighbors have expressed concerns that there is an emergency access on the ranch road that bisects Parcel C2.

Irving Schwartz spoke regarding his concerns with the following:

- Condition of Approval #11, private open space that has been dedicated;
- Condition of Approval #12, in lieu housing fees that have been paid;
- Condition of Approval #23, solar panel encroachments into the easement;
- Condition of Approval #59, wording is ambiguous; and
- Asked to relocate the driveway as part of the Design Review process.

The public testimony portion of the hearing was closed.

The Deputy Zoning Administrator asked the applicant if he would agree to a continuation to allow time to research the open space dedication fees and speak to the affordable housing strategist to better understand what the initial rationale was for the project. The applicant agreed to a continuance to the hearing of January 27, 2011. A revised resolution will be presented at that hearing.