

DEPARTMENT: Planning

BY: Tony Lashbrook

PHONE: 966-5151

RECOMMENDED ACTION AND JUSTIFICATION: The Planning Commission recommends that the Board adopt a resolution modifying the parking standards for the PDZ. The change would require two parking spaces for each unit within the PDZ instead of requiring 2 spaces on each of the townhouse lots. This modification will substantially reduce the amount of cut and fill required for the development while providing adequate parking. Additional discussion is provided in the attached staff report material.

BACKGROUND AND HISTORY OF BOARD ACTIONS: The Board approved the most recent Planned Development Zone for this project approximately 5 years ago. The Board has granted two 1 year extensions to the time frames established in the PDZ for the initiation of construction. The applicant has initiated construction in accordance with the current development time frames. Construction must be complete by 1992.

LIST ALTERNATIVES AND CONSEQUENCES OF NEGATIVE ACTION:

- 1. Deny parking modification.
If modification is denied, grading plan must be revised to accommodate 2 on-site parking spaces.

COSTS: Not Applicable

A. Budgeted current FY \$ _____

B. Total anticipated costs \$ _____

C. Required Add'l funding \$ _____

D. Source: _____

SPECIAL INSTRUCTIONS:

1. Submit Original of Action Form
2. Submit eleven copies of all attachments, number the pages, and list the attachments:

SOURCE: () 4/5ths Vote Required

A. Internal transfers \$ _____

B. Unanticipated revenues \$ _____

C. Reserve for contingency \$ _____

D. Description: _____

Balance in Reserve for Contingencies, if approved: \$ _____

CLERK'S USE ONLY:

Res. No.: 89-624

Ord. No.: _____

Vote - Ayes: B, P, R

Noes: E, T

Absent: _____ Abstained: _____

Approved () Denied

Minute Order Attached

Dated: 12-12-89

The foregoing instrument is a correct copy of the original on file in this office.

Date: _____

ATTEST: MARGIE WILLIAMS
Clerk of the Board of Supervisors
County of Mariposa, State of CA

By: _____
Deputy