

## EXECUTIVE SUMMARY

Martin Minor Subdivision

Application Number: PLN-2020-16208; APN 077-331-028

### Recommended Planning Commission Action

1. Describe the application as part of the Consent Agenda;
2. Survey the audience for any person who would like to discuss the application;
3. Open the public hearing and receive testimony; and
4. Close the hearing and take the following action:

Find the project subject to a Categorical Exemption, make all of the required findings for approval Minor Subdivision based on evidence in the staff report, and adopt the Resolution approving the Martin project subject to the recommended conditions.

### Executive Summary:

The request is for the approval of a Minor Subdivision.

The purpose for the subdivision is to allow for a separation of a parcel, approximately 19,460 ft.<sup>2</sup> into two parcels of approximately 8,925 square feet and 10,535 square feet. The parcel is currently developed with two separate commercial buildings used by different commercial uses. An approximately 2,474 ft.<sup>2</sup> two-story office building and associated parking lot will be located on proposed parcel 1, and an approximately 985 ft.<sup>2</sup> existing machine shop and associated parking area will be located on proposed parcel 2. The existing building located on Parcel 1 encroaches into an existing Public Utility Easement. The proposed Parcels receive water and sewer service from Redway Community Services District. No other development is proposed.

The site plan was submitted in January 2020. The Planning division received a comment from the Building Division dated December 14, 2020, indicating the department's approval without additional comment.

**Alternatives:** Several alternatives may be considered: 1) The Planning Commission could elect not to hear this item and put the decision making in front of the Planning Commission. Any decision to place this matter before the Planning Commission must be done before opening the public hearing on this project; 2) The Planning Commission could elect to add or delete conditions of approval; 3) The Planning Commission could deny approval of the requested permits if you are unable to make all of the required findings. Planning Division staff is confident that the required findings can be made based on the submitted evidence and subject to the recommended conditions of approval. Consequently, planning staff does not recommend further consideration of these alternatives.