

SUPPLEMENTAL INFORMATION # 2

For Planning Commission Agenda of:
February 1, 2018

<input type="checkbox"/>	Consent Agenda Item	}	
<input checked="" type="checkbox"/>	Continued Hearing Item	}	
<input type="checkbox"/>	Public Hearing Item	}	No. <u>1</u>
<input type="checkbox"/>	Department Report	}	
<input type="checkbox"/>	Old Business	}	

Re: The Emerald Kid Conditional Use Permit and Special Permit

Application Number: 12251

Case Number/s: CUP16-582, SP16-460

Assessor's Parcel Number: 522-211-055

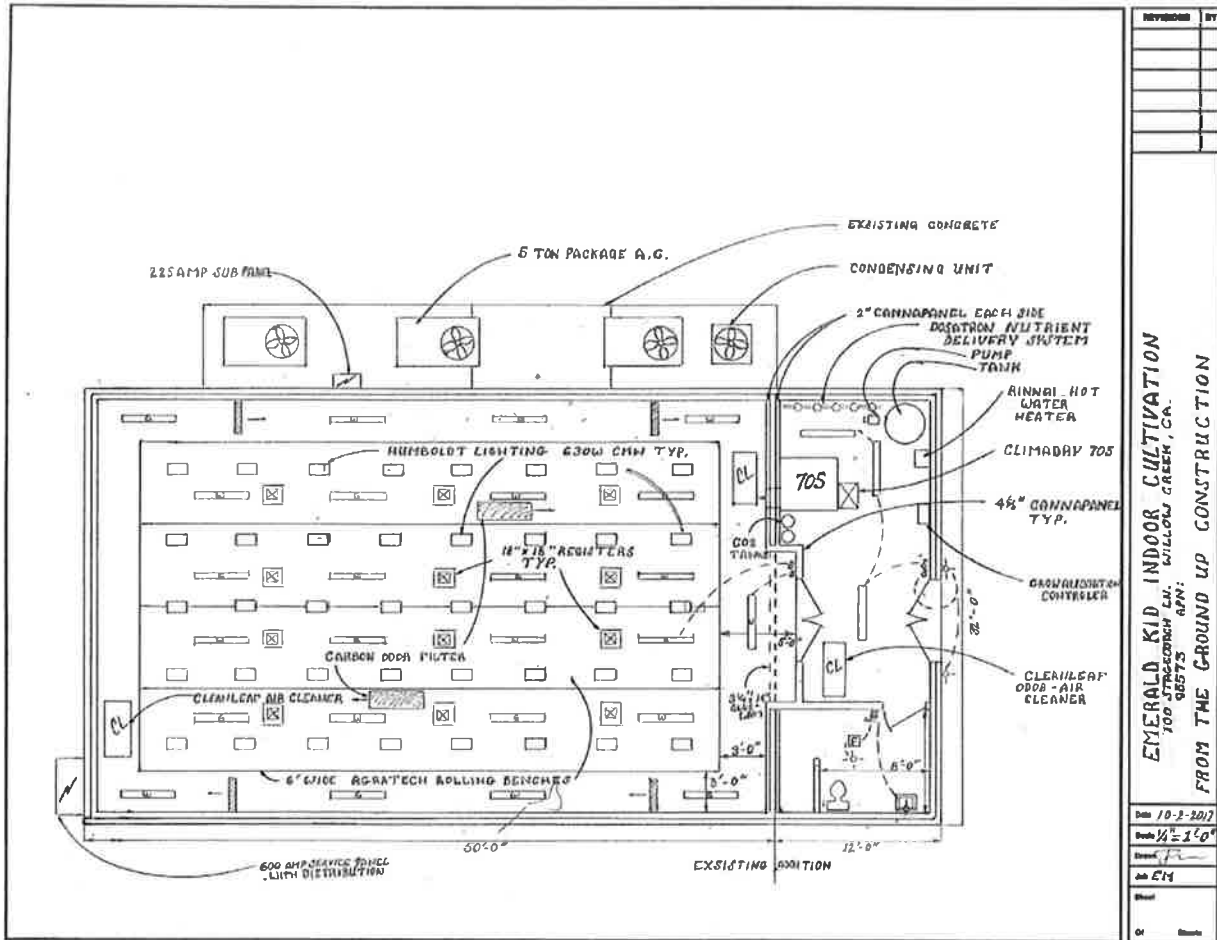
Address/location or project: 100 Stagecoach Ln. Willow Creek, CA

Attached is an errata sheet displaying additions and corrections for the staff report.

**The Emerald Kid
Staff Report Errata Sheet
February 1, 2018**

The following is a list of items correcting and adding items in The Emerald Kid staff report provided for the Planning Commission for the February 1, 2018, hearing:

1. Page 11, Site Plans:
 - a. Indoor cultivation floor plan.



2. Page 14: Condition of approval #9.

9. The existing unpermitted fence estimated at eight and a half feet in height located in the yard setback must be removed, reduced to no more than six feet in height, or relocated to meet the setback requirements of the AG-B-7(1) zone. Relocating the fence to keep it at its existing height will require a permit from the Building Division.

3. Page 27, Zoning Compliance.

Zoning Section		Summary of Applicable Requirement	Evidence That Supports the Zoning Finding
Minimum Lot Size		2.50 acres	Per Tract Map 615, the subject parcel is 2.78 acres in size.
Maximum Ground Coverage		35 percent	The proposed ground coverage is less than 10%.
Minimum Lot Width	Lot	60 feet	Approximately 240 feet
Maximum Lot Depth	Lot	None specified	N/A
Setbacks			<p><i>Cultivation Areas:</i></p> <p>Front: 33 feet</p> <p>Rear: 67 feet</p> <p>Sides: 31 feet and 68 feet</p> <p><i>Existing security fence estimated at 8.5 feet in height:</i></p> <p><i>Front: 10 feet</i></p> <p><i>Rear: 0 feet</i></p> <p><i>Sides: 0 feet and 0 feet</i></p> <p><i>Project will be conditioned to bring the fence into compliance with the zoning code.</i></p>
Max. Building Height	Building	Thirty-five percent (35')	The applicant will use conventional single story greenhouses for mixed-light cultivation. The height of these structures will not exceed the height standard.