

POD 13-014 Property Zoning Cleanup Draft Changes Summary

MOUNTAIN EMPIRE - CAMPO

Owner: Motor Transportation Museum, Carl Calvert

General Plan Land Use Designations: Rural Commercial, RL-40

Discussion: For ME-UR-1 and associated ME-LS-1 & ME-BT-1, this is a request from Carl Calvert with the Motor Transport Museum to change the newly acquired area to the west of the original property from S92 General Rural to C40 Rural Commercial to allow for additional area for the museum. This type of an expansion of an existing use on an existing commercial or industrial property was something that was anticipated in the General Plan Update. The underlying General Plan designation will not change, therefore the area proposed for new commercial zoning does not have an underlying commercial land use designation. The rezone would require Special Circumstances findings in accordance with the Zoning Ordinance for a commercial zone in the RL-40 designation. In addition this rezone requires specific findings related to CEQA since it is a new commercial area, however it is an expansion that the general plan did anticipate.

Use Regulation Change

Sub-Area No.	Old	New	APN
ME-UR-1	S92	C40	6551004700

Lot Size Change

Sub-Area No.	Old	New
ME-LS-1	4AC	-

Building Type Change

Sub-Area No.	Old	New
ME-BT-1	C	W