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: __________________________

SOURCE: ( ) 4/5ths Vote Required
A. Internal transfers $__________
B. Unanticipated revenues $__________
C. Reserve for contingency $__________
D. Description: __________________________
Balance in Reserve for Contingencies, if approved: $__________

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

   __________________________
   __________________________
   __________________________

CLERK'S USE ONLY:
Res. No.: 89-22
Ord. No.:
Vote - Ayes: ________  Noes: ________
   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

Action Form Revised 6-15-89