

FROM THE MINUTES OF APRIL 24, 2008

8. GENERAL PLAN AMENDMENT/REZONE (Public Hearing)

A07-0012/ Z07-0031 submitted by GARY JENKINS to amend the land use designation from Commercial (C) to High Density Residential (HDR) and rezone the same properties from Commercial (C) to One-family Residential (R1). The properties, identified by Assessor's Parcel Numbers 101-210-04, -06, -07, -08, -09, -10, and -11, consisting of 2.61 acres, are located along both sides of Sanders Road, 0.2 mile north of the intersection with Pony Express Trail, in the **Pollock Pines area**, Supervisorial District II. (Statutorily exempt pursuant to Section 15270(b) of the CEQA Guidelines)

Staff: Shawna Purvines recommended denial. She also presented an alternative recommendation for approval.

Commissioner Mathews said the applicant has stated he was told earlier this was a good idea. Mrs. Purvines said there was a pre-application, but after further review, staff feels the property is best if left commercial.

Gary Jenkins, presenting Galen Miler the property owner, went over some background information on these parcels. He met with Helen Baumann and Peter Maurer who both felt the change was appropriate.

Commissioner Mathews asked what commercial uses would work on these parcels. Mr. Jenkins replied a professional office that would not need visual exposure. Because of the additional area required for the septic system on commercial properties, he feels residential is more appropriate.

Commissioner Mathews described the area.

Eileen Crawford, Department of Transportation, explained that Sanders Drive and Red Hook are the proposed entrances for the regional park in this area. Sanders Drive and Red Hook would be widened to County standards.

Mr. Thompson, owner of a residence on Sanders Court, asked which roads are being widened. He asked when the road would be done. Mrs. Purvines said the roads to be widened are Sanders Drive and Red Hook. As these are existing lots, and because it is a General Plan amendment and rezone, there are no conditions for road improvements.

Thalia Georgiadis stated the applicant spoke to EID, the fire district, and Planning Services prior to purchasing this property. Most of the information in the staff report supports approval. They have not addressed the road improvement situation. She believes that the parcel owners would want the road improved to increase the value of their parcels. There is very little commercial in this area. Ms. Georgiadis hopes that the Commission recommends approval of the application.

Galen Miler said at this point they have not proceeded with any plans for the road. It is their intention that some work will have to be done. There will have to be a road association which would be addressed at the proper time.

There was no further input.

MOTION: COMMISSIONER MAC CREADY, SECONDED BY COMMISSIONER KNIGHT AND UNANIMOUSLY CARRIED, IT WAS MOVED TO FORWARD A RECOMMENDATION THAT THE BOARD OF SUPERVISORS FIND THE PROJECT STATUTORILY EXEMPT PURSUANT TO SECTION 15270(b) OF THE CEQA GUIDELINES AND APPROVE A07-0012 CHANGING THE LAND USE DESIGNATION FOR ASSESSOR'S PARCEL NUMBERS 101-210-04, -06, -07, -08, -09, -10, AND -11 FROM COMMERCIAL (C) TO HIGH DENSITY RESIDENTIAL (HDR) AND REZONE THE SAME PROPERTIES FROM COMMERCIAL (C) TO ONE-FAMILY RESIDENTIAL (R1), BASED ON THE FINDINGS PROPOSED BY STAFF.

Findings

1.0 CEQA FINDING

- 1.1 The proposed General Plan policy amendment will not create any new or changed environmental impacts from those identified in the 2004 General Plan Environmental Impact Report, therefore the project is exempt from CEQA pursuant to State CEQA Guidelines §15061(b)(3).

2.0 GENERAL PLAN FINDINGS

- 2.1 The project is consistent with the policies of the 2004 El Dorado County General Plan. As discussed in the General Plan section of this staff report including Policies 5.1.2.1 and 5.1.2.3, Adequacy of Public Services and Utilities; 5.8.1.1; Affect on School Districts, 7.3.2.2; Erosion Control; 2.1.2.3, and 2.2.5.21; Consistency with Existing and Future Land Use Pattern, the amendment would change the use from Commercial to Residential and therefore would be consistent with current surrounding uses and compatible with potentially future commercial development as long as project is design in a manner to avoid incompatibility.

3.0 ZONING FINDINGS

- 3.1 The rezone is found to comply with the requirements of Chapter 17.06, and the proposed project is not considered detrimental to the public health, safety, and welfare, or injurious to the neighborhood, based on the conclusions contained in the staff report and the analysis of potential impacts in the Initial Study.
- 3.2 The site is physically suitable for residential development at this time based on availability of public water, access onto a County road, septic capability, and lack of significant site constraints within the developable areas of the site. However, residential development may preclude future commercial development in the area as projected by the General Plan.