

FROM THE MINUTES OF DECEMBER 13, 2007

8. REZONES/PLANNED DEVELOPMENTS/TENTATIVE MAPS (Public Hearing)

a. **Z07-0024** submitted by SALVADOR OROSCO to rezone property from Two-acre Residential (R2A) to General Commercial-Design Control (CG-DC). The property, identified by Assessor's Parcel Number 124-300-90, consisting of 9.55 acres, is located on the south side of Green Valley Road, east of the intersection with Shadowfax Lane, in the **El Dorado Hills area**, Supervisorial District I. (Negative declaration prepared)

Staff: Jonathan Fong recommended approval to the Board of Supervisors. Staff and the Commission discussed the application of a planned development overlay instead of a design control overlay.

Doug Wirtz does not support General Commercial. They do not feel the uses allowed under CG are appropriate for this area. He would not object to a change to CPO.

Stan Iverson gave the Commission an aerial photograph of the site and additional information on uses allowed under CG. He would prefer some type of general office use. General Commercial is too broad of a use. He is worried about use of their road by additional heavy vehicles. The design control overlay is not sufficient for additional review.

Ian Freer shares approximately 300 feet of boundary with the subject property. They are concerned about the general nature of rezoning and the possible impacts.

Rachel Baumgartner commented zoning the property as General Commercial is opening Pandora's Box. They would like the property rezoned to a professional use. She asked that it be done right the first time.

Martin Brinitzer went along with everything previously stated. He is concerned about the traffic situation that currently exists and the possible use of Shadowfax Road by expanded uses. Also, covering more land with asphalt in the area would increase the flooding which is a problem at the present time.

Ken Freed, resident on Shadowfax, said what is being proposed is too broad, too general. This is the gateway to the community. He asked that more stringent controls be in place.

Tracy Iverson is very concerned with General Commercial. It is not a benefit to the community. She would like to see a planned development and commercial office. She asked that the Commission consider the requests of the neighbors.

Another resident in the area said General Commercial is too broad. Traffic and safety is an issue. They are concerned about street lights at night and increased noise.

David Fisher, representing the applicant, said the change to Commercial was to benefit the entire community. It took ten years to accomplish the change. They are looking at a project that would benefit the community. He feels a planned development would unreasonably encumber the property. Traffic and safety will be greatly improved with this change.

There was no further input.

Chair Knight said the General Plan designation is Commercial, and that is what it will be down the road. This is a difficult site to develop. He agrees with everyone that has spoken about assuring that the uses that go on the site be appropriate for the gateway to El Dorado County. He would like to see the uses further constrained. Gina Hunter explained Exhibit C which shows straight Commercial in the area. Commercial would allow more flexibility. Those are the same uses allowed in the Planned Commercial District which requires review but not as much as with the planned development. Depending on the change, the environmental document may have to be recirculated.

Commissioner Machado went over uses allowed under the Commercial zone. He does not believe the planned development overlay would be detrimental to the applicant and would help the residents of El Dorado County. Commissioner Mathews agreed.

Commissioner Machado would like the project to come back to the Commission with a planned development overlay. He does not want to see General Commercial.

MOTION: COMMISSIONER KNIGHT, SECONDED BY COMMISSIONER MACHADO AND UNANIMOUSLY CARRIED, IT WAS MOVED TO RECIRCULATE THE ENVIRONMENTAL DOCUMENT UNDER COMMERCIAL-PLANNED DEVELOPMENT AND AFTER RECIRCULATION FORWARD A RECOMMENDATION OF APPROVAL FOR A COMMERCIAL-PLANNED DEVELOPMENT TO THE BOARD OF SUPERVISORS.