

FROM THE PLANNING COMMISSION MINUTES OF MARCH 12, 2009

7. REZONE

Z08-0042 submitted by MARLON GINNEY (Agent: Gene Thorne and Associates) to rezone from One-acre Residential (R1A) to Multifamily Residential-Design Community (RM-DC) for General Plan consistency. The property, identified by Assessor's Parcel Numbers 090-430-21 and -22, consisting of 2.98 acres, is located on the east side of Sunset Lane, approximately 700 feet south of the intersection with Mother Lode Drive, in the Shingle Springs area, Supervisorial District II. (Negative declaration prepared)

Shawna Purvines presented the item to the Commission with a recommendation of approval to the Board of Supervisors.

Gene Thorne, applicant's agent, stated that they were happy with the Staff Report.

Robert Argroves, adjacent neighbor, stated that his house, which is on a $\frac{3}{4}$ acre, was built in 1963 and he is concerned about the increase in noise, lighting, crime rate, and traffic and the decrease in his resale value due to an apartment complex.

Ms. Purvines indicated that a Design Review would be required of any project being proposed.

The Commission clarified to Mr. Argroves that the subject property was always intended for multi-family, but that no project is being proposed at this time. He was also informed that his property also has a land use designation for multi-family.

Commissioner Tolhurst felt that if the Zoning Ordinance was brought up to date, then this type of request would not be needed.

County Counsel Paula Frantz indicated that within multi-family designation, there are different levels and although the lowest level would possibly not require Planning Commission review, the level that this application is requesting would probably still require the review.

No further discussion was presented.

Motion: Commissioner MacCready moved, seconded by Commissioner Tolhurst, and unanimously carried (5-0), to recommend the Board of Supervisors take the following actions: 1. Adopt the Negative Declaration; and 2. Approve Zone Change Z08-0042 based on the findings proposed by staff.

AYES: Heflin, Rain, Tolhurst, MacCready, Mathews

NOES: None