

FROM THE MINUTES OF JANUARY 25, 2007

9. GENERAL PLAN AMENDMENT/REZONE (Public Hearing)

AZ05-0002/Planned Development PD06-0031 submitted by MERCY HOUSING to change the land use designation from Medium Density Residential (MDR) to Multifamily Residential (MFR); rezone the same property from One-acre Residential (R1A) to Multifamily Residential-Planned Development (RM-PD); and development plan for a 70-unit apartment complex. The property, identified by Assessor's Parcel Number 327-160-47, consisting of 6.97 acres, is located on the south side of Runnymede Drive, approximately 500 feet east of the intersection with El Dorado Road, in the **Diamond Springs/El Dorado area**. (Supervisory District II) (Mitigated negative declaration prepared)

Staff: Peter Maurer recommended conditional approval. Commissioner Mac Cready suggested incorporating outdoor open space that can be utilized by everyone in the project. Commissioners Machado and Mathews asked for further clarification on the project.

Stephan Daues, Mercy Housing, said this project is very preliminary. He explained the proposed project. The architect for the project explained the location of the community building and proposed landscaping. Mr. Maurer explained the Missouri Flat road improvement area.

Janet Wallins was unaware of this project. Their area is country. If you have a project like this, you should have a cyclone fence around the project so the children will be contained in the project. There should be a stop sign on Mother Lode Drive at El Dorado Road. Mrs. Wallins is not against this project. They have the roads to handle it, but you have to consider the people that live there already. Art Marinaccio supported what the proponent requested today. This is an appropriate area for multifamily. Affordable housing is a critical issue for this County. Ken Sherrod, property owner of the subject property, likes what they are proposing. This project will not be very visible from the highway. There was no further input.

MOTION: COMMISSIONER TOLHURST, SECONDED BY COMMISSIONER MATHEWS AND CARRIED BY THE FOLLOWING VOTE: AYES – COMMISSIONERS MAC CREADY, MATHEWS, TOLHURST, AND KNIGHT; NOES – COMMISSIONER MACHADO, IT WAS MOVED TO FORWARD A RECOMMENDATION THAT THE BOARD OF SUPERVISORS ADOPT THE MITIGATED NEGATIVE DECLARATION, AS PREPARED, APPROVE AZ05-0002 CHANGING THE LAND USE DESIGNATION ON ASSESSOR'S PARCEL NUMBER 327-160-47 FROM MEDIUM DENSITY RESIDENTIAL (MDR) TO MULTIFAMILY RESIDENTIAL (MFR), AND REZONE THE SAME PROPERTY

FROM ONE-ACRE RESIDENTIAL (R1A) TO MULTIFAMILY RESIDENTIAL-
PLANNED DEVELOPMENT (RM-PD), ADOPTING THE DEVELOPMENT PLAN
AS THE OFFICIAL DEVELOPMENT PLAN, BASED ON THE FINDINGS
PROPOSED BY STAFF, SUBJECT TO THE CONDITIONS/MITIGATION
MEASURES AS MODIFIED.