

FROM THE MINUTES OF MAY 8, 2008

7. GENERAL PLAN AMENDMENTS (Public Hearing)

a. **A07-0013/Z07-0041** submitted by EL DORADO HILLS COMMUNITY SERVICES (Agent: Kent Malonson) to change the land use designation from Public Facilities (PF) to Commercial and rezone the same property from Open Space (OS) to Commercial-Planned Development (C-PD). The property, identified by Assessor's Parcel Number 118-020-01, consisting of 3.85 acres, is located on the east side of Latrobe Road, 1.5 miles south of the intersection with U.S. Highway 50, in the **El Dorado Hills area**, Supervisorial District II. (Negative declaration prepared)

Jonathan Fong recommended approval to the Board of Supervisors.

Commissioner Mathews asked how long the property has been zoned Public Facility. Mr. Fong and Commissioner Knight explained. Chair Tolhurst said the land use should have been changed with the adoption of the General Plan.

Commissioner Machado asked if the recycling is for residents of El Dorado Hills, or does the garbage company pick up the recycling bins. Commissioner Knight stated individuals either can donate or sell recycling products.

Commissioner Machado feels Industrial would be a more appropriate zoning. Gina Hunter explained staff's reasons for recommending Commercial instead of Industrial.

Commissioner Mathews said the CSD owns the property, and they might not want a larger type operation. Paula Frantz, County Counsel, said the application before the Commission today is a General Plan amendment and rezone to Commercial. The application was not reviewed for Industrial. Action for Industrial cannot be taken today.

Ms. Hunter said the recycling was allowed to go in, a code enforcement case was opened, and the applications were submitted. Chair Tolhurst asked if a full scale recycling operation would be allowed under Commercial. Ms. Frantz said it would not. Commissioner Mac Cready asked how you would rezone property to Industrial and make sure what you want goes there. Ms. Frantz said that is not possible. Once the property is rezoned, the property owner can do any of the uses allowed under the Industrial zone.

Commissioner Knight would be reluctant to continue the item. He likes Commissioner Machado's concept though. Commissioner Mathews said that concept is not on the table at the present time. Ms. Frantz said you must consider whether a proposed land use change and rezone are appropriate for the property you are discussing.

Kent Malonson gave the Commission some background information on the subject property and informed the Commission of the current uses on the property. There are no plans by the district to change the current use of the property.

There was no one else wishing to give input.

Commissioner Mathews feels splitting the uses at the proposed multi-recycling facility can be done. There are other properties that could also be considered.

After the motion and before voting, Commissioner Machado said he would be voting no. He feels the application for Industrial-Design Control is very appropriate.

MOTION: COMMISSIONER KNIGHT, SECONDED BY COMMISSIONER TOLHURST AND CARRIED BY THE FOLLOWING VOTE: AYES – COMMISSIONERS KNIGHT, MATHEWS, AND TOLHURST; NOES – COMMISSIONERS MACHADO AND MAC CREADY, IT WAS MOVED TO FORWARD A RECOMMENDATION THAT THE BOARD OF SUPERVISORS ADOPT THE NEGATIVE DECLARATION, AS PREPARED; APPROVE A07-0013 CHANGING THE LAND USE DESIGNATION FOR ASSESSOR’S PARCEL NUMBER 118-020-01 FROM PUBLIC FACILITIES (PF) TO COMMERCIAL (C); AND APPROVE Z07-0041 REZONING THE SAME PROPERTY FROM OPEN SPACE (OS) TO COMMERCIAL-PLANNED DEVELOPMENT (C-PD), BASED ON THE FINDINGS PROPOSED BY STAFF.