

FROM THE MINUTES OF AUGUST 14, 2008

9. GENERAL PLAN/REZONE

AZ06-0003/Pollock Pines School submitted by THOMAS R. VAN NOORD, JOHN CONFORTI, and JAMES WUNSCHHEL to amend the land use designation from Public Facilities (PF) to Commercial (C) and rezone the same properties from Limited Multifamily-Design Sierra (R2-DS) to Commercial-Design Sierra (C-DS). The properties, identified by Assessor's Parcel Numbers 101-291-03, -04, -05, and -06, consisting of 5.62 acres, are located on the south side of Pony Express Trail, at the intersection with School Street, in the **Pollock Pines area**, Supervisorial District II. (Mitigated negative declaration prepared)*

Aaron Mount presented this project to the Commission and distributed letters received from the public and the applicant. Staff recommended approval to the Board of Supervisors.

Co-applicant, Tom Van Noord, notified the Commission that they had originally submitted a written request for a continuance, but were now withdrawing the continuance request and would like the project to be heard today.

Chair Pro Tem Machado explained to the audience that the issue at hand was the request for a rezone and not the homeless shelter being placed on that site.

Discussion ensued between the Commission and County Counsel on what the current zoning allowed by right and special use permit versus the requested zoning.

Mr. Van Noord offered the Commission an explanation regarding the issue of the homeless shelter. Representatives from Grace Place had initially shown interest in becoming a tenant in the business complex, but did not have the funding. However, later they were contacted by Grace Place and were requested to use the business complex's address solely for the purpose of applying for a grant. Mr. Van Noord stated that it is not their intention to have the homeless shelter in the complex as the El Dorado County Community Health Center is a strong potential anchor tenant, there would be conflicts if both were in the complex, and the homeless shelter does not fit in with their business practices. Paula Frantz indicated that even though the location was used for the grant application submitted by Grace Place, it doesn't mean that the homeless shelter has to be at that location. Mr. Van Noord also stated that by rezoning to straight Commercial, the El Dorado County Community Health Center could come in by right, compared to General Commercial zoning which would require a Special Use Permit.

Hank Holigrader, a resident from across the street of the proposed project, felt that if the property is rezoned Commercial then the homeless shelter will be placed there and also feels that there will be traffic issues with the school down the street.

Judy Mathis, speaking as an individual, felt that it would be appropriate for the applicant to meet with community residents.

There was no further input.

MOTION: COMMISSIONER MACHADO, SECONDED BY COMMISSIONER KNIGHT AND UNANIMOUSLY CARRIED, IT WAS MOVED TO ADOPT THE MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING PROGRAM, BASED ON THE INITIAL STUDY PREPARED BY STAFF, AND APPROVE GENERAL PLAN AMENDMENT AND REZONE APPLICATION AZ06-0003, BASED ON THE FINDINGS PROPOSED BY STAFF, SUBJECT TO THE CONDITIONS AS MODIFIED.