

FROM THE MINUTES OF FEBRUARY 14, 2008

9. GENERAL PLAN AMENDMENT/REZONE (Public Hearing)

A07-0016/Z07-0051 submitted by JOHN CONFORTI/JAMES and DONNA WUNSCHHEL to change the land use designation from Tourist Recreational (TR) to Commercial (C), and rezone the same property from Single-family Three-acre Residential (R3A) to General Commercial-Design Control (CG-DC). The property, identified by Assessor's Parcel Number 048-280-33, consisting of 4.01 acres, is located on the north side of Newtown Road, approximately 0.25 mile east of the intersection with County Road 145, in the **Placerville Periphery area**, Supervisorial District III. (Negative declaration prepared)

Tom Dougherty recommended approval to the Board of Supervisors. There is no development plan at this time.

Commissioner Machado is familiar with this property. It is adjacent to the City of Placerville. The City does not have a problem with the request. Commissioner Mac Cready asked about the road to the north. Mr. Dougherty explained it is a gravel road. The mobile home parks access from that road.

John Conforti stated they front the freeway. He believes this is a good location for Commercial. Mr. Conforti briefly explained his proposal.

There was no one in the audience wishing to give input.

MOTION: COMMISSIONER MACHADO, SECONDED BY COMMISSIONER MATHEWS AND UNANIMOUSLY CARRIED, IT WAS MOVED TO FORWARD A RECOMMENDATION THAT THE BOARD OF SUPERVISORS ADOPT THE NEGATIVE DECLARATION, AS PREPARED; APPROVE A07-0016 CHANGING THE LAND USE DESIGNATION FOR ASSESSOR'S PARCEL NUMBER 048-280-33 FROM TOURIST RECREATIONAL (TR) TO COMMERCIAL (C); AND APPROVE Z07-0051 REZONING THE SAME PROPERTY FROM SINGLE-FAMILY THREE-ACRE RESIDENTIAL (R3A) TO GENERAL COMMERCIAL-DESIGN CONTROL (CG-DC), BASED ON THE FINDINGS PROPOSED BY STAFF.