

FROM THE MINUTES OF MAY 10, 2007

10. ZONE CHANGE/SPECIAL USE PERMIT (Public Hearing)

Z06-0031/S88-0016R submitted by ANTON SCHUH/Sierra Pines Mobile Home Manor to rezone the property from Estate Residential Five-acre (RE-5) to Mobile Home Park (MP) District. The special use permit would allow installation and use of an additional manufactured home and two-car detached garage. The property, identified by Assessor's Parcel Number 088-290-17, consisting of 16.51 acres, is located on the west side of State Route 193, approximately 0.25 mile north of the intersection with Bayne Road, in the **Kelsey area**, Supervisorial District IV. (Negative declaration prepared)

Staff: Tom Dougherty recommended approval.

Commissioner Tolhurst said this is a zone change. Why is there a use permit? Peter Maurer said the zone district requires a special use permit for a mobile home park.

Commissioner Machado asked about expanding the park. It appears the mobile home is one of the affordable houses in El Dorado County. Mr. Maurer commented staff did not look at possible expansion.

Anton Schuh said it is possible to put in more units, but you would have to put in another septic system. There are six fire hydrants in the park. There have been some people living in the park for 19 years. Commissioner Machado suggested that the applicant explore the prospect of adding more units.

There was no further input. Mr. Maurer explained the conditions are modifications of the 1988 permit. He suggested modification of Condition 21.

MOTION: COMMISSIONER MATHEWS, SECONDED BY COMMISSIONER MAC CREADY AND UNANIMOUSLY CARRIED, IT WAS MOVED TO FORWARD A RECOMMENDATION THAT THE BOARD OF SUPERVISORS ADOPT THE NEGATIVE DECLARATION, AS PREPARED; APPROVE Z06-0031 REZONING ASSESSOR'S PARCEL NUMBER 088-290-17 FROM ESTATE RESIDENTIAL FIVE-ACRE (RE-5) TO MOBILE HOME PARK (MP) BASED ON THE FINDINGS PROPOSED BY STAFF; AND APPROVE S88-0016R BASED ON THE FINDINGS PROPOSED BY STAFF, SUBJECT TO THE CONDITIONS AS MODIFIED.