

FROM THE MINUTES OF MAY 22, 2008

7. REZONE/PLANNED DEVELOPMENT/TENTATIVE SUBDIVISION MAP/SPECIAL USE PERMIT (Public Hearing)

Z07-0052/PD07-0033/TM07-1461/S08-0005/Forest Lake Village submitted by RED HOOK DEVELOPMENT/Suzanne Sparacio (Engineer: Carlton Engineering/Cesar Montes de Oca) to rezone property from Commercial-Sierra Design (C-DS) to Commercial-Planned Development (C-PD); development plan (mixed use) and tentative map creating two commercial units (5,125 and 9,595 square feet), 16 residential units (750 to 1,000 square feet), and 2 open space lots (9,148 and 18,296 square feet). The development plan would include commercial uses on the first and second floors with residential uses on a portion of the second floor and the entire third floor. The special use permit would authorize the proposed residential units within a commercial zone district. The properties, identified by Assessor's Parcel Numbers 101-210-13 and -15, consisting of 2.1 acres, are located on the east side of Red Hook Trail, approximately 400 feet north of the intersection with Sanders Drive, in the **Pollock Pines area**, Supervisorial District II. (Negative declaration prepared)

Jason Hade recommended approval to the Board of Supervisors stating there are several changes based on the memo dated May 7.

Commissioner Mac Cready asked if all the easements are available for access. Mr. Hade replied in the affirmative. They were able to obtain all the necessary easements.

Commissioner Mathews said it appears this will surround the bowling alley. Mr. Hade said that is correct.

Chair Tolhurst has been in favor of mixed use for quite some time, but there is no food service available in this project. Mr. Hade said that would be a permitted use with the mixed use project. It would depend on whether there is sufficient septic system capacity for that type of use.

Commissioner Knight asked if the residential units are rental. Mr. Hade replied they will be condominiums, and rentals would be available.

Commissioner Machado spoke about precedent setting. The Commission had previously said it was in favor of mixed use if the commercial was the predominant use. This project is almost a 50-50 mix. Does the Commission want to see more commercial than residential? Pierre Rivas said staff would like direction from the Commission on whether the commercial should be the dominate use. Paula Frantz, County Counsel, said the Commission will be looking at the mixed use ratio revision in the near future. Staff believes this project does comply with the existing policy with the commercial dominance. The mixed use item will be coming before the Commission within the next few months. Chair Tolhurst does not believe this project would be precedent setting as this is a special use permit.

Commissioner Machado asked staff to clarify the parking. He reminded the Commission that a subdivision was before the Commission several weeks ago, and the applicant stated at that time that there was no demand for commercial in this area. That subdivision was for eight residential

lots. Chair Tolhurst said the Commission was informed at that time about this project. He does not believe commercial is appropriate for the other project.

Commissioner Mac Cready asked if there are any additional applications on Red Hook Trail. That seems to be a good location for duplex development. Mr. Rivas said there are no other applications in this area at this time.

Suzanne Sparacio designed the septic system and submitted the plans to Environmental Management. Environmental Management has signed off on the plans. They did not want to see a restaurant use with the residential use. This is an established area. There is already a restaurant in this immediate area. Ms. Sparacio briefly explained the project and existing uses in the immediate area.

Commissioner Knight said there will be 16 condominium units for sale. Will the commercial downstairs be sold off separately or remain in one ownership? Will there be a homeowners association? Ms. Sparacio said the separate buildings will remain under one owner. There will be a homeowners association.

There was no further input.

Commissioner Mac Cready asked about the 40 miles per hour speed limit. Eileen Crawford, Department of Transportation, said the 40 miles per hour is for the design. It does not necessarily mean that the speed would be posted for 40 mile per hour.

Commissioner Mac Cready asked if the applicant would have to pay for the entire improvement of the road. Ms. Crawford said agreements can be made up for reimbursement. The County Park is going in along this road. The County as the same road improvement conditions for the park. Ms. Sparacio has been trying to talk to someone about the park and the road improvements. She has been told to discuss this issue at the Board hearing. Commissioner Machado suggested Ms. Sparacio speak to the Supervisor for this area.

MOTION: COMMISSIONER MAC CREADY, SECONDED BY COMMISSIONER KNIGHT AND UNANIMOUSLY CARRIED, IT WAS MOVED TO FORWARD A RECOMMENDATION THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTION: 1. ADOPT THE NEGATIVE DECLARATION, AS PREPARED; 2. APPROVE Z07-0052/PD07-0033, ADOPTING THE DEVELOPMENT PLAN AS THE OFFICIAL DEVELOPMENT PLAN AND REZONING ASSESSOR'S PARCEL NUMBERS 101-210-13 AND -15 FROM COMMERCIAL-SIERRA DESIGN (C-DS) TO COMMERCIAL-PLANNED DEVELOPMENT (C-PD), BASED ON THE FINDINGS PROPOSED BY STAFF, SUBJECT TO THE CONDITIONS AS MODIFIED; 3. APPROVE TM07-1461, BASED ON THE FINDINGS PROPOSED BY STAFF, SUBJECT TO THE CONDITIONS AS MODIFIED; AND 4. APPROVE S08-0005 BASED ON THE FINDINGS PROPOSED BY STAFF, SUBJECT TO THE CONDITIONS AS MODIFIED.