



Legislation Details (With Text)

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On agenda: 6/10/2008 **Final action:** 6/10/2008

Title: Hearing to consider the following pertaining to 48.7 acres in the Pollock Pines area; Applicant: Cecil Wetsel and Judy D'Amico, D'Amico Estates (District II):
(1) General Plan Amendment (A07-0001) changing the land use designation for APNs 101-240-02 (11.6 acres) and -03 (10.35 acres) from Low Density Residential (LDR) to Medium Density Residential (MDR);
(2) Rezone (Z07-0003) APNs 101-240-02 and -03 from Estate Residential Ten-acre (RE-10) to Single Family One-acre Residential-Planned Development (R1A-PD) and APN 101-240-45 (25.94 acres) from Single Family One-acre Residential (R1A) to Single Family One-acre Residential-Planned Development (R1A-PD);
(3) Planned Development (PD07-0002) to be adopted as the official development plan;
(4) Tentative Subdivision Map (TM07-1432) to create 28 lots ranging in size from 29,519 to 68,522 square feet with approximately 15.2 acres of open space and 0.3 acre of landscape lots. Design waivers have been requested for the following: a) To reduce the required right-of-way at the turnaround at the end of B Drive from a 60 to a 56 foot wide radius; b) To reduce the width of the right-of-way from 60 to 50 feet for A Drive and a portion of B Drive from A Drive intersection to the end of B Drive c) To reduce the width of the right-of-way from 60 to 44 feet for a portion of B Drive, from Blair Road to the A Drive intersection; d) To reduce the standard 60 foot wide right-of-way and 28 foot wide road width of the one way looped entrance of A Drive to a 40 foot wide right of way and 22 foot wide roadway; and e) Allow the access portions of proposed flag lots, proposed Lot Numbers 6 and 28, to exceed 100 feet in length; and
(5) Ordinance 4774 for said rezone.

Sponsors:

Indexes:

Code sections:

Attachments: 1. A07-0001 Z07-0003 PD07-0002 TM07-1432 Findings Conditions.pdf, 2. A07-0001 Z07-0003 PD07-0002 TM07-1432 Attachment 2.pdf, 3. A07-0001 Z07-0003 PD07-0002 TM07-1432 Staff Report.pdf, 4. Letter from J. Roth att'd 5-29-08.pdf, 5. Ordinance Wetsel-D'Amico 6-10-08.pdf, 6. Application for C. Wetsel and Judy D'Amico att'd 7-9-08.pdf

Date	Ver.	Action By	Action	Result
6/10/2008	1	Board Of Supervisors	Adopted As Amended	Pass

Hearing to consider the following pertaining to 48.7 acres in the Pollock Pines area; Applicant: Cecil Wetsel and Judy D'Amico, D'Amico Estates (District II):

- (1) General Plan Amendment (A07-0001) changing the land use designation for APNs 101-240-02 (11.6 acres) and -03 (10.35 acres) from Low Density Residential (LDR) to Medium Density Residential (MDR);
- (2) Rezone (Z07-0003) APNs 101-240-02 and -03 from Estate Residential Ten-acre (RE-10) to Single Family One-acre Residential-Planned Development (R1A-PD) and APN 101-240-45 (25.94 acres) from Single Family One-acre Residential (R1A) to Single Family One-acre Residential-Planned Development (R1A-PD);
- (3) Planned Development (PD07-0002) to be adopted as the official development plan;
- (4) Tentative Subdivision Map (TM07-1432) to create 28 lots ranging in size from 29,519 to 68,522

square feet with approximately 15.2 acres of open space and 0.3 acre of landscape lots. Design waivers have been requested for the following: a) To reduce the required right-of-way at the turnaround at the end of B Drive from a 60 to a 56 foot wide radius; b) To reduce the width of the right-of-way from 60 to 50 feet for A Drive and a portion of B Drive from A Drive intersection to the end of B Drive c) To reduce the width of the right-of-way from 60 to 44 feet for a portion of B Drive, from Blair Road to the A Drive intersection; d) To reduce the standard 60 foot wide right-of-way and 28 foot wide road width of the one way looped entrance of A Drive to a 40 foot wide right of way and 22 foot wide roadway; and e) Allow the access portions of proposed flag lots, proposed Lot Numbers 6 and 28, to exceed 100 feet in length; and

(5) Ordinance **4774** for said rezone.

RECOMMENDED ACTION: Planning Commission recommending the Board of Supervisors take the following action: 1. Adopt the mitigated negative declaration, as prepared; 2. Approve A07-0001 changing the land use designation for Assessor's Parcel Numbers 101-240-02 (11.6 acres) and -03 (10.35 acres) from Low Density Residential (LDR) to Medium Density Residential (MDR), based on the findings listed on Attachment 1; 3. Approve Z07-0003/PD07-0002, adopting the development plan as the official development plan and rezoning Assessor's Parcel Numbers 101-240-02 and -03 from Estate Residential Ten-acre (RE-10) to Single Family One-acre Residential-Planned Development (R1A-PD) and 101-240-45 (25.94 acres) from Single Family One-acre Residential (R1A) to Single Family One-acre Residential-Planned Development (R1A-PD), based on the findings and subject to the conditions listed on Attachment 1; and 4. Approve TM07-1432, based on the findings and subject to the conditions listed on Attachment 1.

Staff recommends the Board conceptually approve the applications and continue them to the meeting of June 17, 2008, at which time the Resolution including the General Plan amendments approved during the month of June will be adopted.

Background: These applications were considered by the Planning Commission on May 8, 2008, and unanimously recommended for approval.

George Sanders, General Services, explained the location of the proposed County Park and suggested two additional conditions pertaining to a dedicated emergency access and a drainage easement for storm water. These conditions have been incorporated in the conditions of approval (Conditions 66 and 67).

Rick Hernandez, resident to the north, voiced concerns about street lighting; storm water runoff; CC&Rs; foot traffic to and from the proposed County Park; the type of homes that will be built; and the type of utilities that will be used. Mr. Hernandez also asked why the rezone is to R1A when the lots are less than one-acre in size.

Jim Roth, resident in the area, liked the idea of the planned development. He was concerned with dust during construction; water pressure in the area; the fact this is a high fire hazard area; and what the homeowners association will be maintaining. He also spoke about existing junk in the area and wanted to know who will clean up the junk.

Larry McHenry spoke about the increased traffic on the narrow one-lane road. The bridge and road improvements to Blair Road should be constructed before the first family moves in. Mr. McHenry said this area has received a high amount of rain over the past several years. How will this water be

handled and what about garbage pick up?

Ms. Sciorelli spoke about the concerns identified by the concerned neighbors. See the minutes of May 8 for this discussion (page 2, Attachment 2)

There was no further input.

Contact: Lawrence W. Appel (7698)/Pierre Rivas (5841)