



County of El Dorado

330 Fair Lane, Building A
Placerville, California
530 621-5390
FAX 622-3645
www.edcgov.us/bos/

Legislation Details (With Text)

File #: 08-1360 **Version:** 1

Type: Agenda Item **Status:** Approved

File created: 8/22/2008 **In control:** Board Of Supervisors

On agenda: 9/16/2008 **Final action:** 9/16/2008

Title: Hearing to consider the following pertaining to 5.62 acres (APN's 101-291-03, -04, -05, and -06) in the Pollock Pines area; Applicant: Thomas R. Van Noord, John Conforti, and James Wunschel (District II):

(1) General Plan Amendment AZ06-0003 to amend the land use designation from Public Facilities (PF) to Commercial (C);

(2) Rezone from Limited Multifamily-Design Sierra (R2-DS) to Commercial-Design Sierra (C-DS); and

(3) Adopt Ordinance 4786 for said rezone.

Sponsors:

Indexes:

Code sections:

Attachments: 1. AZ06-03 Findings Conditions.pdf, 2. AZ06-03 Minutes 081408.pdf, 3. AZ06-0003 Staff Report.pdf, 4. Letter from Mike and Wendy Graves att'd 9-9-08.pdf

| Date | Ver. | Action By | Action | Result |
|-----------|------|----------------------|----------|--------|
| 9/16/2008 | 1 | Board Of Supervisors | Approved | Pass |

Hearing to consider the following pertaining to 5.62 acres (APN's 101-291-03, -04, -05, and -06) in the Pollock Pines area; Applicant: Thomas R. Van Noord, John Conforti, and James Wunschel (District II):

(1) General Plan Amendment AZ06-0003 to amend the land use designation from Public Facilities (PF) to Commercial (C);

(2) Rezone from Limited Multifamily-Design Sierra (R2-DS) to Commercial-Design Sierra (C-DS); and

(3) Adopt Ordinance **4786** for said rezone.

Planning Commission recommending the Board of Supervisors take the following action: 1. Adopt the mitigated negative declaration and mitigation monitoring program, based on the initial study prepared by staff; and 2. Approve AZ06-0003 changing the land use designation from Public Facilities (PF) to Commercial (C) for Assessor's Parcel Numbers 101-291-03, -04, -05, and -06, consisting of 5.62 acres, and rezone the same properties from Limited Multifamily-Design Sierra (R2-DS) to Commercial-Design Sierra (C-DS), based on the findings proposed by staff, subject to the conditions as modified.

Background: This application was considered by the Planning Commission on August 14, 2008, and unanimously recommended for approval.

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.

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.

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.

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