



Legislation Details (With Text)

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On agenda: 12/12/2017 **Final action:** 12/12/2017

Title: HEARING - To consider the recommendation of the Planning Commission on the Ponte Palmero Project (General Plan Amendment A11-0004/Rezone Z11-0005/Parcel Map P11-0004/Planned Development PD11-0003), on property identified by Assessor's Parcel Number 083-350-57 consisting of 19.87 acres in the Cameron Park area, submitted by CPSL SPE DE, LLC; and Planning staff recommending the Board take the following actions:

- 1) Certify the Environmental Impact Report as adequate under the California Environmental Quality Act (Attachments E, F, and G);
- 2) Adopt the Mitigation Monitoring Reporting Program in accordance with California Environmental Quality Act Guidelines Section 15074(d), incorporated as Conditions of Approval (Attachment 2D);
- 3) Approve A11-0004 amending the General Plan Land Use designations for Assessor's Parcel Number 083-350-57 from 1.28 acres of Commercial, 18.28 acres of Multifamily Residential, and 0.31 acre of High Density Residential, to 9.23 acres of Commercial and 10.64 acres of Open Space based on the Findings presented (Attachment 2C);
- 4) Approve Z11-0005 rezoning Assessor's Parcel Number 083-350-57 from 1.28 acres of Community Commercial-Planned Development, 18.28 acres of Multi-Unit Residential-Planned Development, and 0.31 acre of Single Unit Residential-Planned Development, to 9.23 acres of Limited Commercial-Planned Development and 10.64 acres of Open Space-Planned Development based on the Findings presented (Attachment 2C);
- 5) Approve P11-0004 subdividing Assessor's Parcel Number 083-350-57 into five lots consisting of three commercial parcels and two open space parcels, ranging in size from 1.17 to 9.47 acres based on the Findings (Attachment 2C), and subject to the Conditions of Approval presented (Attachment 2D);
- 6) Approve PD11-0003 as the official Development Plan for the Ponte Palmero community care facility consisting of three buildings (one per each commercial lot), consisting of a 50,510 square foot, 44-unit community care facility (Parcel 3), a 53,690 square foot, 46-unit assisted living facility (Parcel 2), and a 11,450 square foot clubhouse (Parcel 1) based on the Findings (Attachment 2C), and subject to the Conditions of Approval presented (Attachment 2D);
- 7) Adopt Resolution 191-2017 for said General Plan amendment (Attachment 2A); and
- 8) Adopt Ordinance 5076 for said rezone (Attachment 2B). (Supervisorial District 4) (Est. Time: 20 Min.)

Sponsors:

Indexes:

Code sections:

Attachments: 1. 2A - Approved Contract Routing Sheet & General Plan Amendment Resolution BOS 12-12-17, 2. 2B - Approved Contract Routing Sheet & Rezone Ordinance BOS 12-12-17, 3. 2C - Findings BOS 12-12-17, 4. 2D - Conditions of Approval BOS 12-12-17, 5. 2E - Proof of Publication-Mountain Democrat BOS 12-12-17, 6. Executed Ordinance 5076, 7. Ordinance 5076-Proof of Publication, 8. Executed Resolution 191-2017, 9. FINAL Findings, 10. FINAL Conditions of Approval, 11. APPROVED STAMPED Exhibits, 12. APPROVED STAMPED MAP, 13. Staff Response to CNPS Comment Letter Rcvd 12-12-17, 14. Public Comment Rcvd 12-8-17 BOS 12-12-17, 15. A - Staff Report PC 11-9-17, 16. B - Findings PC 11-9-17, 17. C - Conditions of Approval PC 11-9-17, 18. D - Staff Report Exhibits A-Q PC 11-9-17, 19. E - Staff Report Exhibit R-Draft EIR PC 11-9-17, 20. F - Staff Report Exhibit S-Final EIR PC 11-9-17, 21. G - Staff Report Exhibit T-Findings of Fact_Overriding Considerations PC 11-9-17, 22. H - Proof of Publication-Mountain Democrat PC 11-9-17, 23. I - PowerPoint Presentation PC 11-9-17

Date	Ver.	Action By	Action	Result
12/12/2017	2	Board of Supervisors	Approved	Pass
11/9/2017	1	Planning Commission	Approved	Pass

HEARING - To consider the recommendation of the Planning Commission on the Ponte Palmero Project (General Plan Amendment A11-0004/Rezone Z11-0005/Parcel Map P11-0004/Planned Development PD11-0003), on property identified by Assessor’s Parcel Number 083-350-57 consisting of 19.87 acres in the Cameron Park area, submitted by CPSL SPE DE, LLC; and Planning staff recommending the Board take the following actions:

- 1) Certify the Environmental Impact Report as adequate under the California Environmental Quality Act (Attachments E, F, and G);
- 2) Adopt the Mitigation Monitoring Reporting Program in accordance with California Environmental Quality Act Guidelines Section 15074(d), incorporated as Conditions of Approval (Attachment 2D);
- 3) Approve A11-0004 amending the General Plan Land Use designations for Assessor's Parcel Number 083-350-57 from 1.28 acres of Commercial, 18.28 acres of Multifamily Residential, and 0.31 acre of High Density Residential, to 9.23 acres of Commercial and 10.64 acres of Open Space based on the Findings presented (Attachment 2C);
- 4) Approve Z11-0005 rezoning Assessor's Parcel Number 083-350-57 from 1.28 acres of Community Commercial-Planned Development, 18.28 acres of Multi-Unit Residential-Planned Development, and 0.31 acre of Single Unit Residential-Planned Development, to 9.23 acres of Limited Commercial-Planned Development and 10.64 acres of Open Space-Planned Development based on the Findings presented (Attachment 2C);
- 5) Approve P11-0004 subdividing Assessor's Parcel Number 083-350-57 into five lots consisting of three commercial parcels and two open space parcels, ranging in size from 1.17 to 9.47 acres based on the Findings (Attachment 2C), and subject to the Conditions of Approval presented (Attachment 2D);
- 6) Approve PD11-0003 as the official Development Plan for the Ponte Palmero community care facility consisting of three buildings (one per each commercial lot), consisting of a 50,510 square foot, 44-unit community care facility (Parcel 3), a 53,690 square foot, 46-unit assisted living facility (Parcel 2), and a 11,450 square foot clubhouse (Parcel 1) based on the Findings (Attachment 2C), and subject to the Conditions of Approval presented (Attachment 2D);
- 7) Adopt Resolution **191-2017** for said General Plan amendment (Attachment 2A); and
- 8) Adopt Ordinance **5076** for said rezone (Attachment 2B). (Supervisorial District 4) (Est. Time: 20 Min.)

DISCUSSION / BACKGROUND

Request to consider General Plan Amendment A11-0004/Rezone Z11-0005/Parcel Map P11-0004/Planned Development PD11-0003/Ponte Palmero submitted by CPSL SPE DE, LLC, for the following:

- 1) General Plan Amendment amending the land use designations of the property from 1.28 acres of Commercial, 18.28 acres of Multifamily Residential, and 0.31 acre of High Density Residential, to 9.23 acres of Commercial and 10.64 acres of Open Space;
- 2) Rezone property from 1.28 acres of Community Commercial-Planned Development, 18.28 acres of Multi-Unit Residential-Planned Development, and 0.31 acre of Single Unit Residential-Planned Development, to 9.23 acres of Limited Commercial-Planned Development and 10.64 acres of Open Space-Planned Development;
- 3) Commercial Tentative Parcel Map subdividing site into five lots consisting of three commercial parcels and two open space parcels, ranging in size from 1.17 acres to 9.47 acres; and
- 4) Planned Development establishing an official Development Plan for the proposed Ponte Palmero community care facility consisting of three buildings (one per each commercial lot), consisting of:

50,510 square foot, 44-unit community care facility (Parcel 3), a 53,690 square foot, 46-unit assisted living facility (Parcel 2), and a 11,450 square foot clubhouse (Parcel 1).

The community care facility will be served by 205 off-street parking stalls, public utilities, and associated amenities. The property, identified by Assessor's Parcel Number 083-350-57 consisting of 19.87 acres, is located on the west side of Ponte Morino Drive, approximately 0.2 mile north of the intersection with Palmer Drive, within the unincorporated community of Cameron Park, Supervisorial District 4. (Environmental Impact Report prepared; State Clearinghouse 2015082029) (County Planner: Mel Pabalinas)

Planning staff conducted a summary presentation of the Project with a recommendation for approval. The applicant also presented an overview of the Project and related background. In response to a concern raised by Commissioner Williams, regarding a Bocce Ball court, staff indicated that this feature is already shown on the current Site Plan for the Project. Deliberation with the Planning Commission also included discussions on the changing of the land and zoning designations of the site from multifamily to commercial, applicability of Measure E, and Project traffic effects along adjacent residential streets, Hacienda and Valerio Drives. In response, staff explained the following: (1) The change from multifamily to commercial was a policy matter and the Planning Commission's recommendation was for the Board's consideration; (2) The Project complies with all General Plan policies; and (3) Very little traffic was projected on the local residential streets. No public comments were received. With a 4-0 vote, the Planning Commission recommended approval of the Project to the Board.

CLERK OF THE BOARD FOLLOW-UP ACTIONS

- 1) Clerk of the Board will obtain the Chair's signature on the one (1) original copy of the General Plan Amendment Resolution, and provide a copy of the signed Resolution to the Community Development Services, Planning and Building Department, attention of Char Tim, Clerk of the Planning Commission.
- 2) Clerk of the Board will obtain the Chair's signature on the one (1) original copy of the Rezone Ordinance, and provide a copy of the signed Ordinance to the Community Development Services, Planning and Building Department, attention of Char Tim, Clerk of the Planning Commission.

CONTACT

Mel Pabalinas, Principal Planner
Roger Trout, Director
Community Development Services, Planning and Building Department