



Legislation Text

File #: 17-0461, Version: 2

HEARING - To consider the recommendation of the Planning Commission on the Hansen Project (Rezone Z16-0001/Tentative Parcel Map P16-0001) on property identified by Assessor's Parcel Number 087-021-05, consisting of 45.69 acres in the Latrobe area, submitted by Allen J. Hansen. The applicant, Allen J. Hansen, has requested the Board take the following actions:

- 1) Adopt the Mitigated Negative Declaration based on the Initial Study prepared by staff (Attachment E);
- 2) Approve Z16-0001 rezoning Assessor's Parcel Number 087-021-05 from Rural Lands 20-Acres to Rural Lands 10-Acres based on the Findings presented (Attachment B);
- 3) Approve Tentative Parcel Map P16-0001 creating a rural subdivision of four single family residential lots ranging in size from 10 to 13.5 acres, including an offer to the County for a 1.05 acre parcel containing a cemetery based on the Findings and subject to the Conditions of Approval presented (Attachments B and C);
- 4) Find that the dedication of the Bryant Cemetery to El Dorado County is consistent with the General Plan pursuant to the requirements of Government Code Section 65402 based on the Findings presented (Attachment B);
- 5) Approve Design Waivers to allow (a) A length to depth ratio greater than 3:1 for Parcels 1 and 2, and (b) Tangent lengths between reversing curves of 200 feet or greater in radius to no less than 40 feet, based on the Findings and subject to the Conditions of Approval presented (Attachments B and C); and
- 6) Adopt Ordinance **5052** for said rezone (Attachment 2A). (Est. Time: 45 Min.)

The Planning Commission recommended denial of these applications at a hearing held on May 11, 2017 (5-0 Vote). (Supervisory District 2)

BACKGROUND

Request to consider Rezone Z16-0001/Tentative Parcel Map P16-0001/Hansen submitted by Allen J. Hansen for the following:

- 1) Rezone from Rural Lands 20-Acres (RL-20) to Rural Lands 10-Acres (RL-10);
- 2) Tentative Parcel Map creating a rural subdivision of four single family residential lots ranging in size from 10 to 13.5 acres, including an offer to the County for a 1.05 acre parcel containing a cemetery; and
- 3) Tentative Parcel Map includes the following requests for design waivers from the El Dorado County Design and Improvement Standards Manual standards:
 - (A) Allow a length to depth ratio greater than 3:1 for Parcels 1 and 2; and
 - (B) Allow tangent lengths between reversing curves of 200 feet or greater in radius to no less than 40 feet.

The property, identified by Assessor's Parcel Number 087-021-05, consisting of 45.69 acres in the Latrobe area, is located on the west side of South Shingle Road, approximately six miles south of the intersection with U.S. Highway 50, Supervisor District 2. (County Planner: Evan Mattes) (Mitigated Negative Declaration prepared)

Staff presented a summary of the Project to the Planning Commission on May 11, 2017, recommending approval. Discussions between staff, applicant representatives, and the Planning Commission included concerns on the lack of frontage improvements along South Shingle Road, possible access along Hefren Road for Parcel 3, potential parking issues for the cemetery, and ten-acre parcels being insufficient to buffer residential uses from agricultural uses as recommended by the Agricultural Commission. The Community Development Services Transportation Department responded to the improvement and access issues by stating that the Project would not generate enough traffic to trigger road improvements and that, with the way the land was configured, it would be difficult to take access from along Hefren Road. The applicant responded to the ten-acre parcel size, citing that ten acres is what was identified in the General Plan as the sufficient parcel size between agricultural and incompatible uses (residential) and that the parcel was tentatively identified to be zoned for ten-acre minimum parcel sizes during the Targeted Zoning Ordinance Update. However, the parcel was ultimately zoned for 20 acres.

Public comments from the surrounding neighbors cited concerns over increased water usage that any development in the region might incur and that the Project would increase the density to a level inconsistent with the surrounding area. In response to the groundwater supply concern, the applicant indicated that well production tests conducted on the Project site indicated that there was a sufficient water supply to support the proposed Project.

Following closure of deliberation and public comment, Commissioners Miller and Williams emphasized their concerns on the use of ten-acre parcels next to agriculturally zoned land compared to 20 acre parcels. Commissioner Miller made a motion to recommend denial of the Project with a second from Commissioner Williams. The motion was passed by a vote of 5-0.

Alternative

Approve the Project as shown in recommended actions 1 through 6, as requested by the applicant, Allen J. Hansen.

Clerk of the Board Follow Up Actions

If the Project is approved:

- 1) Clerk of the Board to secure the Chair's signature on the Rezone Ordinance.
- 2) Clerk of the Board to forward one fully executed copy of the Rezone Ordinance to the Community Development Services, Planning and Building Department, attention to Char Tim, Planning Commission Clerk.

CONTACT

Roger Trout, Interim Director
Community Development Services, Planning and Building Department