



## Legislation Text

**File #:** 18-0192, **Version:** 1

HEARING - To consider the recommendation of the Planning Commission on the Oliver project (General Plan Amendment A17-0001/Rezone Z17-0003) on property identified by Assessor's Parcel Number 329-162-59, consisting of 0.25 acre, in the El Dorado/Diamond Springs area, submitted by Veritas Capital LLC/Danny Oliver; and staff recommending the Board take the following actions:

- 1) Adopt the Negative Declaration based on the Initial Study prepared by staff;
- 2) Approve A17-0001 amending the General Plan Land Use designation for Assessor's Parcel Number 329-162-59 from Commercial to High-Density Residential based on the Findings presented;
- 3) Approve Z17-0003 rezoning Assessor's Parcel Number 329-162-59 from Commercial, Limited to Single-Unit Residential based on the Findings presented;
- 4) Adopt Ordinance **5078** for said rezone; and
- 5) Continue item for final action to occur with the adoption of the Resolution approving the General Plan Amendments considered by the Board during the "General Plan Window", tentatively scheduled for February 13, 2018. (Supervisorial District 3) (Est. Time: 10 Min.)

### **DISCUSSION / BACKGROUND**

Request to consider General Plan Amendment A17-0001/Rezone Z17-0003/Oliver submitted by Veritas Capital LLC/Danny Oliver to amend the General Plan land use designation for an existing 0.25-acre developed lot from Commercial (C) to High Density Residential (HDR) and rezone that lot from Commercial, Limited (CL) to Single-Unit Residential (R1). The existing 1,422-square foot building used for a daycare will be converted to a single-family dwelling under the same footprint. The property, identified by Assessor's Parcel Number 329-162-59, consisting of 0.25 acre, is located on the north side of Blanchard Road, approximately 500 feet east of the intersection with Motherlode Drive, in the El Dorado/Diamond Springs area, Supervisorial District 3. (County Planner: Michael Concepcion) (Negative Declaration prepared)

These applications were considered by the Planning Commission on December 14, 2017 (Legistar File 17-1312), and were recommended for approval with a vote of 4-1 (Williams). Commissioner Williams brought up concern on the request to rezone from Commercial Limited to Single-Unit Residential, stating that there was already a limited amount of commercially-zoned parcels in the area and would not want to lose anymore commercially-zoned parcels. Commissioner Shinault responded that because the property is located away from the main street (Mother Lode Drive) and is located on a small street that services single-family residences (Blanchard Drive), that it was an odd place for a commercial property and that it may not be viable as a commercial property. No public comments were received.

### **ALTERNATIVE**

The Board may elect to continue the item to a date certain for additional information and future action; Continue the item off-calendar, which would require a new public notice for future consideration and action; or Deny the application. A Denial action may need to be continued to a date certain so that staff can prepare Findings for Denial.

### **CLERK OF THE BOARD FOLLOW-UP ACTIONS**

Clerk to send one (1) fully executed copy of the Rezone Ordinance to the CDS Planning and Building Department, attention of Char Tim, Clerk of the Planning Commission.

**CONTACT**

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Community Development Services, Planning and Building Department

Michael Concepcion, Associate Planner