



Legislation Text

File #: 08-0818, **Version:** 1

Hearing to consider the following pertaining to 20.5 acres (APN 092-440-07) in the El Dorado area;
Applicant: Jeff and Judy Malm, (District II)

- (1) General Plan Amendment (A08-0003) changing the land use designation from Rural Residential (RR) to Low Density Residential (LDR); and
- (2) Tentative Parcel Map (P07-0002) creating four parcels ranging in size from 5.0 to 5.5 acres.

RECOMMENDED ACTION: Planning Commission recommending the Board of Supervisors take the following action: 1. Adopt the mitigated negative declaration, as prepared; 2. Approve A08-0003 changing the land use designation for Assessor's Parcel Number 092-440-07 from Rural Residential (RR) to Low Density Residential (LDR) based on the findings listed on Attachment 1; and 3. Approve P07-0002 creating four parcels on the same property, based on the findings and subject to the conditions listed on Attachment 1.

Background: These applications were considered by the Planning Commission on May 8, 2008, and recommended for approval on a 4-1 vote with Commissioner Tolhurst voting no. He was in favor of continuing the applications until further information was provided to staff clarifying the easement issue (driveway/road). A motion was made to continue the item until the easement information was submitted. The motion failed on a 2-3 vote.

Mark Regelbrugge, adjacent property owner, had no concern with the parcel split. His concern is the access. Mr. Regelbrugge feels the solution would be to relocate the access required by Caltrans and that it be located at his driveway and be adequately improved.

The Commission discussed the two gates located on the driveway/road. Department of Transportation staff commented that the fire district is not in favor of gates and explained the improvements required for the driveway/road. Planning staff was not concerned regarding the location of the gate but that there only be one gate. The Commission amended the conditions of approval allowing one gate with the location being subject to the approval of Planning Services and the fire district.

The applicant was present and explained his proposal. There was no one else wishing to give input.

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