File #: 18-1343, **Version:** 1

HEARING - To consider the recommendation of the Planning Commission on the Dowler project (General Plan Amendment A16-0004/Rezone Z16-0011) requesting a General Plan Amendment and Rezone for a 0.11 acre portion on property identified by Assessor's Parcel Number 074-173-01, consisting of 1.61 acres, in the Greenwood area, submitted by Ray and Naomi Dowler; and staff recommending the Board take the following actions:
1) Adopt the Negative Declaration based on the Initial Study prepared by staff;
2) Approve General Plan Amendment A16-0004 amending the General Plan land use designation for a 0.11 acre portion of Assessor's Parcel Number 074-173-01 from High-Density Residential to Commercial based on the Findings presented;
3) Approve Z16-0011 rezoning a 0.11 acre portion of Assessor's Parcel Number 074-173-01 from One-acre Residential to Commercial, Limited based on the Findings presented;
4) Adopt Ordinance **5093** 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" for Land Use Element items, tentatively scheduled for September 25, 2018. (Supervisorial District 4) (Est. Time: 10 Min.)

DISCUSSION / BACKGROUND

Request to consider General Plan Amendment A16-0004/Rezone Z16-0011/Dowler submitted by Ray and Naomi Dowler to request to amend the General Plan land use designation from High-Density Residential (HDR) to Commercial (C) and rezone from One-acre Residential (R1A) to Commercial, Limited (CL) for a 0.11 acre portion of a 1.61 acre parcel. This General Plan Amendment and Rezone would affect the existing shop located at the southern corner of the parcel and would result in a split land use designated parcel and split zone. The remaining parcel would continue to have a General Plan land use designation of High-Density Residential (HDR) and a zoning designation of One-acre Residential (R1A). The property, identified by Assessor's Parcel Number 074-173-01, consisting of 1.61 acres, is located on the east side of Main Street, approximately 330 feet south of the intersection with State Route 193, in the Greenwood area, Supervisorial District 4. (County Planner: Emma Carrico) (Negative Declaration prepared)

On August 23, 2018, staff presented the project to the Planning Commission (Legistar 18-1187), including a summary of issues and questions considered at the first Planning Commission hearing on December 14, 2017 (Legistar 17-1311). The applicant also gave a brief description of the project to the Commissioners. Commissioner Vegna repeated questions from the first hearing on the adequacy of parking for the commercial use. Commissioner Williams led a discussion on the potential merits of adding a Design Review-Community (-DC) combining zone overlay to the proposed commercial zone change. No public comments were received for the August 23, 2018, hearing. The Planning Commission recommended approval of the project to the Board by a 4-1 (Williams) vote.

ALTERNATIVES

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 applications. A Denial action may need to be continued to a

date certain so that staff can prepare Findings of Denial.

CLERK OF THE BOARD FOLLOW-UP ACTIONS
1) Clerk to obtain the Chair's signature on the original copy of the Rezone Ordinance.
2) Clerk to forward one (1) fully executed copy of the Rezone Ordinance to the Community Development Services, Planning and Building Department, attention of Char Tim, Clerk of the Planning Commission.

CONTACT
Emma Carrico, Assistant Planner
Roger Trout, Director
Community Development Services, Planning and Building Department