



Legislation Text

File #: 09-0352, **Version:** 1

Hearing to consider the recommendation of the Planning Commission on Rezone Z07-0057/Parcel Map P07-0052/Cold Springs Estates on property identified by APN 323-250-42, consisting of 5.08 acres, in the Placerville Area, submitted by Living Care I, LLC, Demetre Harambakis; and recommending the Board take the following actions:

- (1) Adopt the Mitigated Negative Declaration based on the Initial Study prepared by staff;
- (2) Adopt the mitigation monitoring program in accordance with CEQA Guidelines, Section 15074(d), as incorporated in the conditions of approval and mitigation measures listed in Attachment 1;
- (3) Approve Z07-0057 rezoning APN 323-250-42 from Estate Residential Five-Acre (RE-5) to One-Acre Residential (R1A) based on the findings listed in Attachment 1;
- (4) Approve P07-0052 based on the findings and subject to the conditions listed in Attachment 1;
- (5) Approve the following design waivers as the required findings have been made: (1) Not require inclusion of a ten (10) foot roadway shoulder for Pedestrian/Bike paths along the subject property frontage on Cold Springs Road; (2) Allow creation of Parcels 1 and 3 exceeding the 3:1 lot depth to width ratio; (3) Allow the use of a modified Standard Plan 101B for Boulder Lane (24-foot travel surface, 1 foot shoulders); (4) To allow the existing width of Cold Springs Road along the project frontage to be considered adequate with no changes to the existing roadway; and (5) Allow the centerline of Boulder Lane to not follow the centerline of the proposed right-of-way; and
- (6) Adopt Ordinance for said rezone. (Supervisory District III)

Background: Request to consider Rezone Z07-0057/Parcel Map P07-0052/Cold Springs Estates submitted by LIVING CARE I, LLC/DEMETRE HARAMBAKIS (Agent: Gene Thorne & Associates) to rezone from Estate Residential Five-Acre (RE-5) to One-Acre Residential (R1A) and create four parcels ranging in size from 1.01 to 1.71 acres. Design waivers have been requested for the following: (a) Not require inclusion of a ten (10) foot roadway shoulder for Pedestrian/Bike paths along the subject property frontage on Cold Springs Road; (b) Allow creation of Parcels 1 and 3 exceeding the 3:1 lot depth to width ratio; (c) Allow the centerline of Boulder Lane to not follow the centerline of the proposed right-of-way; (d) Allow the use of a modified Standard Plan 101B for Boulder Lane (20-foot travel surface, 1 foot shoulders); and (e) Allow the existing width of Cold Springs Road along the project frontage to be considered adequate with no changes to the existing roadway. Also, a request to eliminate a pedestrian/bike path required by General Plan Transportation and Circulation Element Policy TC-4i which seeks the inclusion of pedestrian/bike paths connecting to adjacent development and to schools, parks, commercial areas and other facilities in Community Regions where feasible. The property, identified by Assessor's Parcel Number 323-250-42, consisting of 5.08 acres, is located on the west side of Boulder Lane, southwest of the intersection with Cold Springs Road, in the Placerville Area, Supervisory District III. (Mitigated negative declaration prepared)

These applications were considered by the Planning Commission on February 26, 2009 and were unanimously (5-0) recommended for approval. The minutes from this meeting are attached.

Contact: Roger P. Trout (5369)/Pierre Rivas (5841)

