



Legislation Text

File #: 11-0668, **Version:** 1

Development Services Department, Planning Services Division, recommending that the Board consider the following:

- 1) Adopt a Resolution of Intention to amend the zoning map rezoning Assessor's Parcel Numbers 109-401-02, -03, and -04 from Commercial-Professional Office-Design Community (CPO-DC) to General Commercial-Design Community (CG-DC); and
- 2) Direct Planning Services to commence with rezone of the subject properties and hold a public hearing with the Planning Commission in accordance with Chapter 17.10 of the County Code. (Supervisory District 2)

Resolution 090-2011

Background: Request to consider a Resolution of Intention to amend the zoning on Assessors Parcel Numbers 109-401-02, -03, and -04 from Commercial-Professional Office-Design Community (CPO-DC) to General Commercial-Design Community (CG-DC) comprising an approximate total acreage of 5.551 acres, located within the Barnett Ranch Business Park (Exhibit A), Supervisory District 2.

The property owner of Assessors Parcel Numbers 109-401-03 and -04 owns and operates a truss manufacturing facility known as Placerville Truss. A Design Review application DR98-0005-S was approved by the Planning Department on June 26, 1998 which authorized construction of the manufacturing facility on APN 109-401-04. The owner uses the adjoining parcel, APN 109-401-03, as a storage yard for the facility. The owner presently seeks to sell these properties; the prospective buyer wants to operate a general engineering and grading operation to include: office use; repair, maintenance, and storage of trucks and equipment; repair of outside customer trucks and equipment; bulk storage of fuels, fluids, and lubricants (not for resale); and general storage. Inquiries made by the prospective buyer with Planning Services staff revealed that the properties are zoned Commercial-Professional Office (CPO) (Exhibit C) rather than the assumed General Commercial (CG). It appears that DR98-0005-S was issued in error since the use is not allowed under the current CPO zoning. Since the CPO Zone District does not permit the present use or the proposed use, a rezone to CG of the properties is sought by the property owner. Both the existing zoning and the proposed zoning are consistent with the General Plan land use designation of Commercial (Exhibit B). In addition to the rezone of the properties occupied by the truss manufacturing company, it is also recommended that APN 109-401-02 be included. The parcels to the north, south, and east are zoned CG; and parcels to the west are zoned Industrial. An adjoining parcel to the southeast is zoned CPO. Therefore, Planning Services is recommending that the Board initiate the rezone of the subject properties to facilitate a continuance of general commercial uses on these properties and further economic development.

ATTACHMENTS:

Exhibit A: Vicinity Map

Exhibit B: General Plan Map

Exhibit C: Zoning Map

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

Follow-up for COB: Send Dept copies of Resolution of Intention and Minute Order