

STATE OF CALIFORNIA, COUNTY OF EL DORADO

BOARD OF SUPERVISORS MINUTES

March 2

19 81

The Board convened in a continued meeting, from February 24, 1981. Present: Supervisors Robert E. Dorr, Patricia R. Lowe, Joseph V. Flynn, and Thomas L. Stewart. Absent: Supervisor W. P. "Dub" Walker. Dixie L. Foote, Assistant Board of Supervisors Clerk, was also present. Chairman Flynn presided.

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At the recommendation of County Counsel, and on motion of Supervisor Lowe, seconded by Supervisor Stewart, and carried by the following vote: Ayes: Supervisors Lowe, Stewart, and Flynn; Abstain: Supervisor Dorr; Absent: Supervisor Walker, the Chairman was authorized to sign a Joint Powers Agreement between the City of South Lake Tahoe and the County of El Dorado for a Building Allocation Program within the area served by the South Tahoe Public Utility District for 1981.

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Hearing was held as duly advertised to consider the Lotus/Coloma Area Plan, consisting of approximately 11,000 acres; and the Zoning Map for lands in the Lotus/Coloma Area to comply with said Area Plan.

Mr. Ken Milam, Planning Director, reviewed the Plan for the Board. Mr. Joe Norton, County geologist, reviewed the physical features of the area: soils, geology, hydrology, and topography. Mr. Joe Hurley, of the Public Works Department, spoke to roads and circulation of traffic in the Plan area. Mr. Ron Duncan, Environmental Health, spoke to the matter of sewage disposal in high commercial areas.

Mr. Lyle Wright was present to request that his 10.14 acres in the Plan area be zoned RE-5, as it is currently zoned, rather than RE-10 as proposed by Planning staff. A motion of Supervisor Stewart, seconded by Supervisor Dorr, to approved staff's recommendation of RE-10, did not carry by the following vote: Ayes: Supervisors Dorr and Stewart; Noes: Supervisors Lowe and Flynn.

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The Board noted that Mr. Norman Henningsen requested his 43 acres be zoned Industrial, as it is currently zoned. The Planning staff proposed Open Space General Plan Designation and Mineral Resource Zone for the property, however, the Planning Commission recommended the Industrial Zone as requested by Mr. Henningsen. Board members seemed hesitant to approve the recommendation of the Planning Commission, however, preferred to take no action until Mr. Henningsen can be consulted.

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Attorney Patrick Riley spoke on behalf of Mr. Don Aldrich, who owns 6.01 acres that he believes should be included within the boundaries of the Lotus/Coloma Area Plan, but is not. Planning staff has recommended the property be included in the Gold Hill Area Plan. Mr. Aldrich is attempting to have the property rezoned from R3A to Commercial, and would like to have it zoned Commercial within the Lotus/Coloma Area Plan at the time of its adoption. On motion of Supervisor Dorr, seconded by Supervisor Stewart, and unanimously carried by those present, the Board voted not to include Mr. Aldrich's 6.01 acres within the Lotus/Coloma Area Plan.

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Mr. Thomas Yeates was present and requested his 15.3 acres in the Plan area be zoned RE-5, as it is currently zoned, rather than RE-10 as proposed by Planning staff. The Planning Commission recommended RE-5 Zone as requested by Mr. Yeates. On motion of Supervisor Lowe, seconded by Supervisor Dorr, and carried by the following vote: Ayes: Supervisors Dorr, Lowe, and Flynn; No: Supervisor Stewart, the Board directed that the General Plan Designation for Mr. Yeates' property be Rural Residential Agricultural and the zoning be RE-10.

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Mr. Robert Solloum was present and spoke to the zoning of his 11.8 acres near the intersection of Lotus Road and Highway 49. The current zoning is RE, Tourist Residential. Mr. Solloum requests his property be zoned to allow a "put in" and "take out" and campground location for rafters. The zoning proposed by the Planning staff is C(PD), Commercial-Planned Development, with the General Plan Designation proposed as Commercial. The Planning Commission recommended same. Mr. Milam, Planning Director, advised that neither zoning, RT or C(PD), would permit a campground on the property. For a campground, the zoning would most appropriately be RF, Recreation Facilities, and a General Plan Designation of Parks and Recreation. On motion of Supervisor Lowe, seconded by Supervisor Dorr, and unanimously carried by those present, the Board referred Mr. Solloum's request to the Planning Commission to consider Parks and Recreation General Plan Designation and Recreation Facilities Zone for his 11.8 acres.

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Mrs. Fleenor was present to request her 10.54 acres be zoned RE-5, as it is currently zoned, rather than RE-10 as proposed by Planning staff. The Planning Commission recommended RE-5 Zone as requested by Mr. and Mrs. Fleenor. On motion of Supervisor Stewart, seconded by Supervisor Flynn, and unanimously carried by those present, the Board approved the recommendation of the Planning Commission for RE-5 Zone on the Fleenors' property.

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Mr. Robert Rogers was present to request his 108 acres in the Plan area be zoned differently than proposed by Planning staff. A motion of Supervisor Lowe, seconded by Supervisor Dorr, to uphold Planning staff's recommendation of Rural Residential Agricultural General Plan Designation and RE-10 and RA-20 zoning on Mr. Roger's property, did not carry by the following vote: Ayes: Supervisors Dorr and Lowe; Noes: Supervisors Stewart and Flynn.

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Mrs. Barbara Kurz was present and spoke on behalf of herself and her husband. They request that their 4.09 acres be zoned RT, Tourist Residential, as it is currently zoned, rather than RE-5 Zone as proposed by Planning staff. The Planning Commission recommended the property be zoned Multi-Family Residential with Planned Development overlay. On motion of Supervisor Dorr, seconded by Supervisor Lowe, and unanimously carried by those present, the Board directed the property be zoned C(PD), Commercial-Planned Development and the General Plan Designation to so reflect.

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Mr. David Grizzell was present to request his 6.99 acres in the Plan area be zoned C, Commercial, and RT, Tourist Residential, as it is currently zoned, rather than C(PD), Commercial-Planned Development as proposed by the Planning staff and a General Plan Designation of Parks and Recreation. Mr. Grizzell also requested the property not have a General Plan Designation of Parks and Recreation. The Planning Commission recommended the land be zoned C, Commercial. On motion of Supervisor Dorr, seconded by Supervisor Lowe, and unanimously carried, the Board approved the recommendation of Planning staff that Mr. Grizzell's property be zoned C(PD), Commercial-Planned Development.

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Mr. Thomas Snider had requested his 3.6 acres be zoned CP, Planned Commercial, as it is currently zoned, rather than C(PD), Commercial-Planned Development, as proposed by Planning staff. The Planning Commission recommended CP, Planned Commercial, Zone as requested by Mr. Snider. On motion of Supervisor Lowe, seconded by Supervisor Dorr, and carried by the following vote: Ayes: Supervisors Dorr, Lowe, and Stewart; No: Supervisor Flynn, the Board approved the recommendation of Planning staff for C(PD), Commercial-Planned Development, Zone on Mr. Snider's property.

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Mr. Paul Snider was present and spoke to the Board regarding his property in the Plan area, which Planning staff has proposed for RE-10 Zone. Mr. Snider did not appear before the Planning Commission, however he would like his property designated for 1 to 5 acre zoning so he can have one 2-acre parcel and one 3-acre parcel. On motion of Supervisor Stewart, seconded by Supervisor Flynn, and unanimously carried by those present, the Board referred Mr. Snider's request to the Planning Commission for consideration of same and a recommendation to the Board.

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Mr. Welch was present to request clarification on the status of his property in the Plan area which he fears will be acquired by the State for a park, therefore he does not know if he should make any improvements on his land. Chairman Flynn explained to Mr. Welch that the State would not buy his land if he did not wish to sell it. The Board took no action, however Mr. Milam, Planning Director, advised he will determine whether Mr. Welch's property is within the acquisition area and so advise Mr. Welch by letter.

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Mr. Ed Reinecke was present and spoke on behalf of Mr. David Kafenhau who owns 330 acres in the Plan area and is requesting it be zoned RE-10 rather than RA-40 as proposed by staff. Mr. Kafenhau did not appear before the Planning Commission to make this request. The Board took no action on this request.

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Mr. Charles D'Ooge requested his 28 acres, which is currently zoned A, Agricultural, be given a General Plan Designation of Recreation and zoned RF, Recreation Facilities, rather than RA-20 Zone as proposed by Planning staff. Mr. Milam advised that the Planning staff recommended the southwestern 8 acres be designated Recreation and zoned RF, Recreation Facilities, and the remainder of the property be designated Rural Residential Agricultural and zoned RA-20. The Planning Commission recommended the entire 28 acres be zoned A, Agriculture.

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Mr. John Orr was present and spoke against any recreational use of Mr. D'Ooge's property because of its location at the end of a narrow dirt road and the increased traffic on same would have a detrimental effect on the 4 to 6 residences on that road. Mr. Orr is a resident of the area. Mr. and Mrs. Shannon, residents of the area, also wrote to the Planning Commission in opposition to this request.

On motion of Supervisor Dorr, seconded by Supervisor Stewart, and unanimously carried by those present, the Board directed that Mr. D'Ooge's property be zoned RE-10 with a General Plan Designation to reflect same.

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Mr. John H. Beveridge had requested his 35.7 acres in the Plan area be zoned RE-5, rather than RE-10 as proposed by Planning staff. The property is currently zoned A, Agricultural. On motion of Supervisor Lowe, seconded by Supervisor Dorr, and unanimously carried by those present, the Board approved the recommendation of Planning staff for RE-10 Zone on Mr. Beveridge's property.

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Mrs. Marsha Naron, in a letter dated January 14, 1981, requested her 20 acres in the Plan area be zoned RE-5. The property is currently zoned A, Agricultural, and Planning staff has proposed it be zoned RA-20. Mrs. Naron did not appear before the Planning Commission to make her request, therefore, on motion of Supervisor Dorr, seconded by Supervisor Lowe, and unanimously carried by those present, the Board referred Mrs. Naron's request to the Planning Commission for consideration and comment to the Board.

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On motion of Supervisor Dorr, seconded by Supervisor Stewart, and unanimously carried by those present, the Board accepted Planning staff's recommendation on the remainder of requests listed in the Lotus/Coloma Summary of Hearings and Comments as submitted by the Planning Director.

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There were no further comments or protests, and the hearing was closed.

On motion of Supervisor Dorr, seconded by Supervisor Stewart, and unanimously carried by those present, the Board continued action on the Lotus/Coloma Area Plan and Zoning Map until March 17, 1981, to allow the Planning Commission an opportunity to respond to those requests referred to the Commission this date, and to allow the Board an opportunity to review Environmental Impact Report information.

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There being no further business to come before the Board, the meeting was adjourned to Tuesday, March 3, 1981, at 10:00 a.m.

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APPROVED:


JOSEPH V. FLYNN, Chairman

ATTEST:
DOLORES BREDESON, County Clerk
and ex officio Clerk of the Board

By  Deputy - 95 -

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