

# STATE OF CALIFORNIA, COUNTY OF EL DORADO

BOARD OF SUPERVISORS MINUTES June 27 19 83

The Board convened in a continued meeting, from June 21, 1983, to consider the Pollock Pines Area Plan and Zoning, and Environmental Impact Report for same. Present: Supervisors Robert E. Dorr, Patricia R. Lowe, W. P. "Dub" Walker, Joseph V. Flynn, and Thomas L. Stewart. Dixie L. Foote, Assistant Board of Supervisors Clerk, was also present. Chairman Stewart presided.

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Mr. Jake Raper, Principal Planner, reviewed the Plan draft for the Board and responded to questions of Board members.

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Mrs. Mary Freeman, Vice Chairman of the Pollock Pines Citizens Advisory Committee for the Area Plan, was present and spoke on behalf of same. Mrs. Freeman also submitted a letter prepared by the Committee as a cover letter to the Plan draft, wherein it also itemizes concerns which should more properly be addressed County-wide rather than just in the Pollock Pines area.

Mr. O'Conner, area resident, was present and spoke, advising that he wants the area to remain as a "resort area"; he opposes further development of the area; and he has not found any other resident who feels differently.

The Board then considered items on the summary of Planning Commission hearings which require separate Board action as the Commission did not concur in the requests of the applicants:

Mr. Frank McAdams (#1 on the summary) requested Single Family Residential Medium Density land use designation and RE-5 zoning for his 19.47 acres. The Planning staff and Planning Commission recommended Rural Residential Agricultural land use designation and RE-10 zoning. Mr. McAdams was present and advised that his problem has been solved through a Certificate of Compliance for his property. On motion of Supervisor Flynn, seconded by Supervisor Walker, and unanimously carried, the Board concurred with Planning staff and the Planning Commission.

Tom and Joan Martion (#2 on the summary) requested Single Family Residential Low Density land use designation and RE-5 zoning for their three parcels, 6.25 acres each. The Planning staff and Planning Commission recommended Rural Residential Agricultural land use designation and RE-10 zoning. The Martions were not present this date. On motion of Supervisor Flynn, seconded by Supervisor Lowe, and unanimously carried, the Board concurred with the recommendation of Planning staff and the Planning Commission.

Jack Van and Lila McKee (#3 on the summary) requested Single Family Residential Medium Density land use designation and R1A zoning on their property. Planning staff recommended Single Family Residential Low Density land use designation and RE-5 zoning. The Planning Commission recommended Single Family Residential Medium Density land use designation and RE-5 zoning. The applicants were not present this date. On motion of Supervisor Flynn, seconded by Supervisor Walker, and unanimously carried, the Board concurred in the Planning Commission's recommendation.

Kenneth Smedberg (#4 on the summary) requested Single Family Residential Medium Density land use designation on his parcels numbers 101-340-20, -21, and -22. Planning staff recommended Single Family Residential land use designation. The Planning Commission recommended Single Family Residential Medium Density land use designation and RE-5 zoning on the property. The applicant was not present. On motion of Supervisor Flynn, seconded by Supervisor Walker, and carried by the following vote: Ayes: Supervisors Dorr, Lowe, Walker, and Flynn; No: Supervisor Stewart, the Board concurred in the Planning Commission's recommendation.

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Dimitri Keuseff (#5 on the summary) requested R1A zoning on his 40 acres (parcel number 9-05-43). Planning staff recommended RE-10 zone, and the Planning Commission agreed with the staff. The applicant was not present. On motion of Supervisor Flynn, seconded by Supervisor Walker, and unanimously carried, the Board concurred with Planning staff's and the Planning Commission's recommendation.

Dimitri Keuseff (#6a. & b. on the summary) requested Single Family Residential High Density land use designation and R1 zoning on his 20.27-acre parcel (number 9-37-54). Planning staff recommended Rural Residential Agricultural land use designation and RA-20 zoning. The Planning Commission recommended Single Family Residential Medium Density land use designation and RE-5 zoning. Mr. Deusseff requested Single Family Residential High Density land use designation and R1 zoning on his 20-acre parcel (number 9-37-05). The Planning staff and Planning Commission recommended Single Family Residential Medium Density land use designation and RE-5 zoning on said parcel. Mr. Keuseff was not present this date. On motion of Supervisor Flynn, seconded by Supervisor Lowe, and unanimously carried, the Board concurred in the recommendations of the Planning Commission on both parcels in question (6a. & b.).

Dimitri Keuseff (#7 on the summary) requested RA-20 zoning on his 130-acre parcel (number 42-02-30). The Planning staff and Planning Commission recommended RA-80 zoning for said parcel. The applicant was not present. On motion of Supervisor Flynn, seconded by Supervisor Lowe, and unanimously carried, the Board concurred in the Planning Commission's recommendation.

Thomas Van Noord (#8 on the summary) requested Single Family Residential Low Density land use designation and RE-5 zoning on his parcels numbers 9-39-36 & 37. The Planning staff and Planning Commission recommended Rural Residential Agricultural land use designation and RE-10 zoning. The applicant was not present. On motion of Supervisor Flynn, seconded by Supervisor Lowe, and unanimously carried, the Board concurred with the Planning Commission's recommendation.

S. & F. Hernandez (#9 on the summary) requested Single Family Residential Medium Density land use designation and R1A zoning on his 3.9-acre parcel (number 101-090-10). Planning staff and the Planning Commission recommended Rural Residential Agricultural land use designation and RE-10 zoning. The applicant was not present. On motion of Supervisor Flynn, seconded by Supervisor Walker, and unanimously carried, the Board concurred with the Planning Commission's recommendation.

Robert Balmain (#10 on the summary) requested Single Family Residential Medium Density land use designation and R1A zoning. Planning staff recommended Rural Residential Agricultural land use designation and RE-10 zoning. The Planning Commission recommended Single Family Residential Low Density land use designation and RE-10 zoning. The applicant was not present. On motion of Supervisor Flynn, seconded by Supervisor Dorr, and unanimously carried, the Board concurred with the Planning Commission's recommendation.

Roger Cotton (#11 on the summary) requested Single Family Residential Low Density land use designation and RE-5 zoning on his 10-acre and 26.75-acre parcels (numbers 9-630-03, and -04 respectively). The Planning staff and Planning Commission recommended Rural Residential Agricultural land use designation and RA-20 zoning. The applicant was not present. On motion of Supervisor Flynn, seconded by Supervisor Lowe, and unanimously carried, the Board concurred in the recommendation of the Planning staff and Planning Commission.

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Roger Cotton (#12 on the summary) requested Single Family Residential Low Density land use designation and RE-5 zoning on his 40-acre parcel (number 9-05-81). Planning staff recommended Rural Residential Agricultural land use designation and RA-20 zoning. The Planning Commission recommended Rural Residential Agricultural land use designation and RE-10 zoning. The applicant was not present. On motion of Supervisor Flynn, seconded by Supervisor Lowe, and unanimously carried, the Board concurred with the Planning Commission's recommendation.

Thomas Cloud (#14 on the summary) requested Single Family Residential Medium Density land use designation on his 46.35-acre parcel (number 9-050-93) with R2A zoning on said parcel. The Planning staff and Planning Commission recommended Rural Residential Agricultural land use designation and RA-20 zoning on the property. The applicant was not present. On motion of Supervisor Flynn, seconded by Supervisor Lowe, and unanimously carried, the Board concurred in the Planning Commission's recommendation.

Russ DeRosiers, Roger Cotton and Stewart Berger (#16 on the summary) requested Commercial land use designation and Commercial zoning on their 7.714 acre-parcel (number 9-220-11). Planning staff recommended Single Family Residential Medium Density land use designation and RE-5 zoning. The Planning Commission recommended Commercial land use designation and General Commercial-Planned Development zoning. The applicants were not present. The Board concurred in the Planning Commission's recommendation, on motion of Supervisor Lowe, seconded by Supervisor Flynn, and carried by the following vote: Ayes: Supervisors Lowe, Walker, Flynn, and Stewart; No: Supervisor Dorr.

Raymond Brooks (#19 on the summary) requested R1A zoning on his 3.46-acre parcel (number 42-410-13). Planning staff recommended R3A zoning, and the Planning Commission recommended R3A zoning and the addition of Policy number 21 to the General Policies in the Plan. Mr. Raper of the Planning Department advised that this request was linked to the request of Harold Hermsmeyer (#20 on the summary) who had requested R1A zoning on his property neighboring Mr. Brooks' property. However, Mr. Hermsmeyer has withdrawn his request. Therefore, Mr. Raper advised, the added Policy number 21 would have to be modified to delete reference to Mr. Hermsmeyer's property. Mr. Donald Dahl, owner of property adjacent to Mr. Brooks' property was present and expressed concerns regarding the request of Mr. Brooks for R1A zoning. Mr. Brooks and Mr. Hermsmeyer were not present this date. On motion of Supervisor Lowe, seconded by Supervisor Dorr, and unanimously carried, the Board concurred in the Planning staff's recommendation of R3A zoning for Mr. Brooks' 3.46-acre parcel, and deleted Policy number 21, totally, from the General Policies in the Plan.

Penny Flint (#21 on the summary) requested Single Family Residential Medium Density land use designation and R1A zoning on her 6.08-acre parcel (number 9-050-48). Planning staff recommended Rural Residential Agricultural land use designation and RA-20 zoning on the property, and the Planning Commission agreed with staff. The applicant was not present. On motion of Supervisor Flynn, seconded by Supervisor Dorr, and unanimously carried, the Board concurred in the recommendation of the Planning staff and Planning Commission.

Elmer Atchley (#27 on the summary) requested RE-5 zoning on his 12.015 acres (parcels numbers 9-660-01 and -02). The Planning staff and Planning Commission recommended RE-10 zoning on the property. The applicant was not present. On motion of Supervisor Flynn, seconded by Supervisor Lowe, and unanimously carried, the Board concurred in the recommendation of Planning staff and the Planning Commission.

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Bill Edwards and Leroy Walters (#28 on the summary) requested R3A zoning on their parcel number 42-631-01. The Planning staff recommended RE-10 zoning on the parcel, and the Planning Commission concurred in the staff's recommendation of RE-10 zoning and added Policy number 22 to the General Policies in the Plan text. The applicants were not present. On motion of Supervisor Flynn, seconded by Supervisor Walker, and unanimously carried, the Board concurred in the recommendations of the Planning staff and Planning Commission.

Rina McCain (#29 on the summary) requested High Density Residential Residential General Plan Designation and RE, Tourist Residential, zoning on her 2.36-acre parcel (number 101-140-25). Planning staff and the Planning Commission approved Mrs. McCain's request. On motion of Supervisor Flynn, seconded by Supervisor Lowe, and unanimously carried, the Board concurred in the Commission's approval of the request. (Mrs. McCain was present this date.)

Mr. Harold Prescott, engineer, was present and spoke on behalf of Leslie H. and Patricia E. Heyser who own 8 acres in the Plan area and object to it being down-zoned from R1 Zone to RE-5 Zone. They did not make their objection known to the Planning Commission, therefore the Board could not consider the matter this date. On motion of Supervisor Lowe, seconded by Supervisor Dorr, and unanimously carried, the Board referred the matter to the Planning Commission for review and recommendation to the Board.

The Board discussed the Policies within the Plan text.

On motion of Supervisor Dorr, seconded by Supervisor Walker, and unanimously carried, the Board approved deletion of the last sentence in Development Policy Number 13. The sentence to be deleted reads as follows: "Commercial expansion may be permitted if contiguous to existing commercial lands and shall be rezoned only when a need is demonstrated."

On motion of Supervisor Flynn, seconded by Supervisor Dorr, and unanimously carried, Development Policy Number 18 was amended to read as follows: "Density transfers, in conjunction with planned developments, may be an acceptable procedure throughout the Plan area."

On motion of Supervisor Lowe, seconded by Supervisor Dorr, and carried by the following vote: Ayes: Supervisors Dorr, Lowe, and Walker; Noes: Supervisors Flynn and Stewart, the Board directed that Residential Policy Number 1(a.) be amended to read as the Citizens Advisory Committee originally recommended: "Multi-Family Residential housing shall be located in the urban core areas only as outlined on the Land Use Map. Multi-Family Residential housing shall be encouraged to provide a needed alternative type of housing."

Supervisor Walker exited the meeting room.

The Chairman closed the public hearing, and continued action on the Pollock Pines Area Plan and Zoning, and Environmental Impact Report, to Tuesday, July 26, 1983, at 2:00 p.m.

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The Board adjourned to Tuesday, June 28, 1983, at 10:00 a.m., for its regular weekly meeting.

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APPROVED:

  
THOMAS L. STEWART, Chairman

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

By 

June 27, 1983