

DEPARTMENT: Planning

By: Jean Clark, Associate Planner

Phone: 966-5151

RECOMMENDED ACTION AND JUSTIFICATION: (Policy Item: Yes X No)

- Approve the application for Design Review APNs 012-140-009 and -058;
- Adopt a resolution adopting a Mitigated Negative Declaration for Specific Plan/Zoning Amendment No. 98-1 and Development Agreement No. 98-1;
- Waive the first reading and introduce an ordinance approving a change in the Mariposa Town Planning Area (TPA) Specific Plan Zoning Map (changing the zoning on portions of APNs 012-140-009 and -058 from Single Family Residential [½ Acre] to Multi-Family Residential), with the recommended findings and conditions;
- Waive the first reading and introduce an ordinance approving Development Agreement No. 98-1, with the recommended findings and provisions; and
- Schedule the second reading for the zone change and Development Agreement, and adoption of the resolution approving the Specific Plan designation amendment, following the signing of the Development Agreement by the applicants.

This action is based upon the Planning Commission's recommendation.

BACKGROUND AND HISTORY OF BOARD ACTIONS:

None.

LIST ALTERNATIVES AND CONSEQUENCES OF NEGATIVE ACTION:

- ALTERNATIVES: 1) Approve the applications with amended conditions.
2) Deny the application.

NEGATIVE ACTION, or taking no action, would result in no amendment.

COSTS: (X) Not Applicable

A. Budgeted current FY \$ _____

B. Total anticipated Costs \$ _____

C. Required additional funding \$ _____

D. Internal transfers \$ _____

COSTS: () 4/5th Vote Required

A. Unanticipated revenues \$ _____

B. Reserve for contingencies \$ _____

C. Source description: _____

SPECIAL INSTRUCTIONS:

List the attachments and number the pages consecutively:

Memorandum to Board with Exhibits:

1. Staff Report to the Planning Commission (March 5, 1999)

2. Revised Development Agreement

3. Planning Commission Resolution

4. Planning Commission Minutes (March 5, 1999)

5 Draft Ordinance

6 Draft Resolution

Balance in Reserve Contingencies, If Approved:
\$ _____

CLERK'S USE ONLY

Res. No.: 00-240 Ord. No.: _____

Vote - Ayes: _____ Noes: _____

Absent: _____ Abstained: _____

Approved Denied

Minute Order Attached No Action Necessary

The foregoing instrument is a correct copy of the original on file in this office.

Date: _____
ATTEST: _____
MARGIE WILLIAMS, Clerk of the Board

By: _____
Deputy

ADMINISTRATIVE OFFICER'S RECOMMENDATION:

This item on agenda as:

Recommended

Not Recommended

For Policy Determination

Submitted for Comment

Returned for Further Action

Comment: _____

A.O. Initials: *JH*



COUNTY of MARIPOSA

P.O. Box 784, Mariposa, CA 95338 (209) 966-3222



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MARIPOSA COUNTY BOARD OF SUPERVISORS

MINUTE ORDER

TO: SARAH WILLIAMS, Interim Planning Director
FROM: MARGIE WILLIAMS, Clerk of the Board
SUBJECT: Specific Plan/Zoning Amendment No. 98-1; Development Agreement No. 98-1; Design Review APNs 012-140-009 and -058; Richard Roesch and Norman Gallagher, Applicants; Res. 00-240

THE BOARD OF SUPERVISORS OF MARIPOSA COUNTY, CALIFORNIA,

ADOPTED THIS Order on June 27, 2000

ACTION AND VOTE:

10:31 a.m. Sarah Williams, Interim Planning Director;

PUBLIC HEARING to Consider Specific Plan/Zoning Amendment No. 98-1; Development Agreement No. 98-1; Design Review APNs 012-140-009 and -058; Richard Roesch and Norman Gallagher, Applicants

BOARD ACTION: Sarah Williams provided introductory comments and reviewed process issues. Jean Clark, Planner, provided the staff report. Staff responded to questions from the Board relative to the location of the project in relation to St. Andrews Road; parking requirements for the different phases; whether St. Andrews Road is County-maintained and pending request for the Road to be taken into the County system; architectural plans for phase 1; and relative to the status of the design review process for phases 2 and 3.

Public portion of the hearing was opened. Input was provided by the following:

Rick Roesch, applicant, stated he is proposing this development along with Norman Gallagher – they hope to be able to start construction on the first phase next summer and open the facility in about two years. The second phase would occur if there is a need for additional beds, and then they would move on to the apartment phase.

Staff responded to questions from the Board clarifying the 30-year agreement and timeframes for site plan approval and design review and whether extensions could be granted.

Persons speaking in support of the applicants:

Carol Williams, Interim Director of Nursing at John C. Fremont Healthcare District, noted the need for this type of facility. She advised that the Ewing Wing is full with 28 patients, and it is the only skilled nursing facility in the County. She urged the Board to expand the commitment to the seniors by approving this project so that they can live out their life in the County. She feels the proposed location is excellent – it

is close to the Hospital and to the doctors for treatment of the patients. It would provide employment for our citizens. She also noted that she has been coordinating training with Merced Junior College. She commended Rick for his work with Mercy Ambulance.

Roberta Standen stated she feels this is a difficult development project and she supports this project and feels the location is perfect. She commended the applicants for going through this process.

Bob Spiers, St. Andrews Church, stated the Church supports this project.

Persons speaking in opposition: none.

General comments: none.

Public portion of the hearing was closed and the Board commenced with deliberations. Staff responded to questions from the Board relative to considering a larger sphere of influence area; status of the rezoning if the project does not move forward; processes of the road maintenance/zone of benefit for the project; plans to improve traffic circulation in the area; and relative to the State versus the County issuing the building permit. Staff responded to a question from Jeff Green relative to maintenance of St. Andrews Road if the Road is not taken in to the County-maintained system. Rick Roesch responded to a question from the Board as to whether this will be a private care/private pay facility.

(M)Balmain, (S)Stewart, the following actions were taken:

- application for design review was approved for APNs 012-140-009 and 058;
- Res. 00-240 adopted adopting a mitigated Negative Declaration for Specific Plan/Zoning Amendment No. 98-1 and Development Agreement No. 98-1;
- Waive first reading and introduce an ordinance approving a change in the Mariposa Town Planning Area (TPA) Specific Plan Zoning Map, with the recommended findings and conditions;
- Waive first reading and introduce an ordinance approving Development Agreement No. 98-1, with the recommended findings and provisions; and
- Directing that the second reading and adoption of the ordinances and adoption of the resolution approving the Specific Plan designation amendment be scheduled following the signing of the Development Agreement by the applicants

Ayes: Unanimous. Hearing was closed.

cc: File