

Penn Valley Community Church

(PLN19-0022; GPA19-0001; RZN19-0001; CUP19-0002;
EIS19-0003)



14567/14685 Pleasant Valley Road
Penn Valley, California
APNs: 050-020-032 & -072

Board of Supervisors
October 27, 2020



Project Location

➤ 14567 & 14685 Pleasant Valley Road



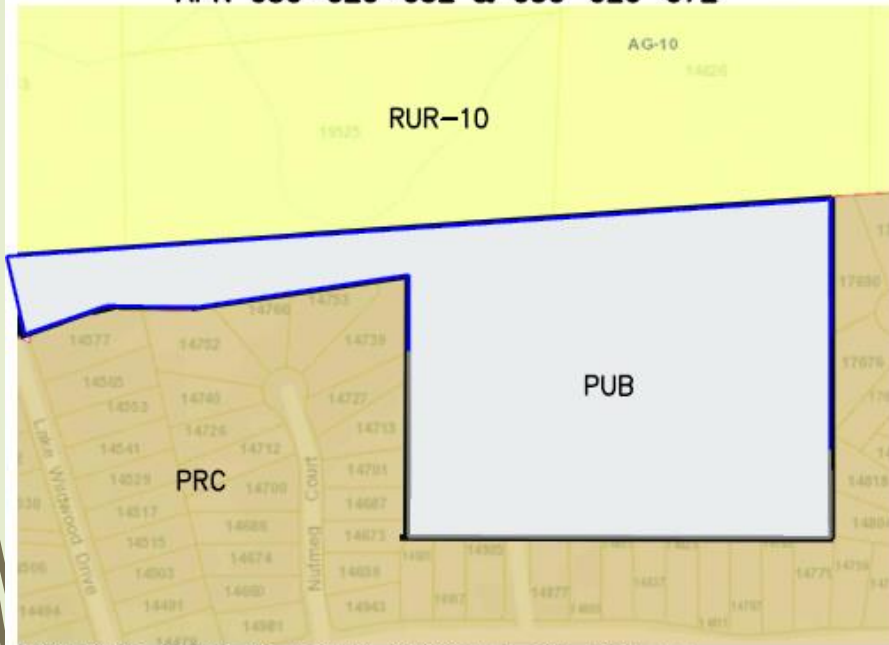
Project Components

- General Plan Amendment
- Zone Change
- Comprehensive Master Plan/Use Permit

Existing General Plan & Zoning Designations

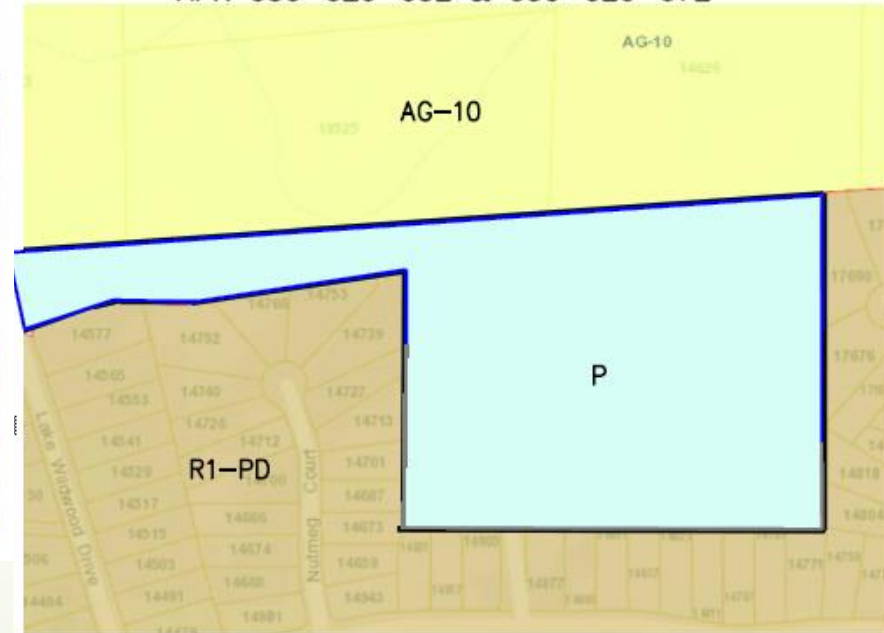
PUBLIC

General Plan Map Amendment (GPA19-0001)
APN 050-020-032 & 050-020-072



EXISTING GENERAL PLAN DESIGNATION ZDM 14a

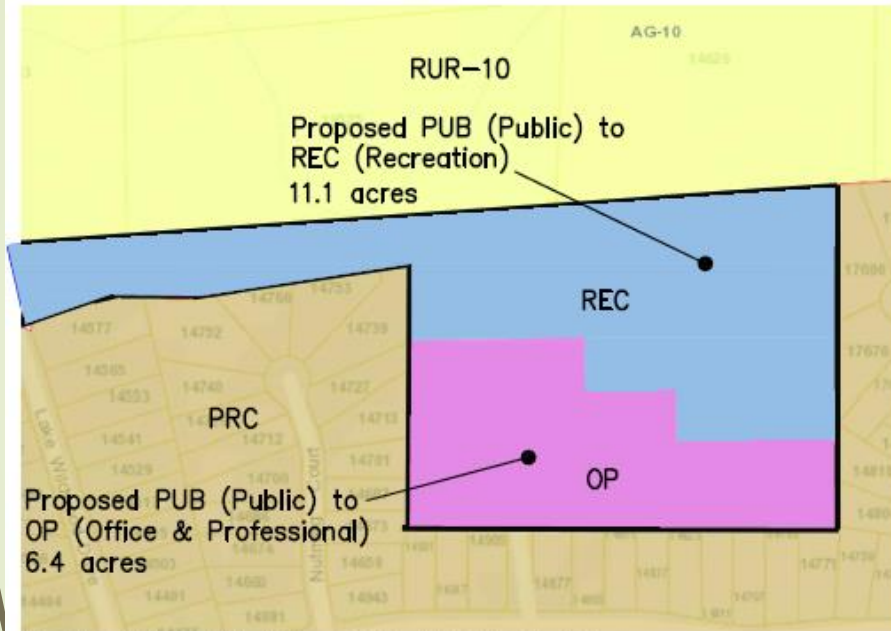
Zoning District Map Amendment (RZN19-0001)
APN 050-020-032 & 050-020-072



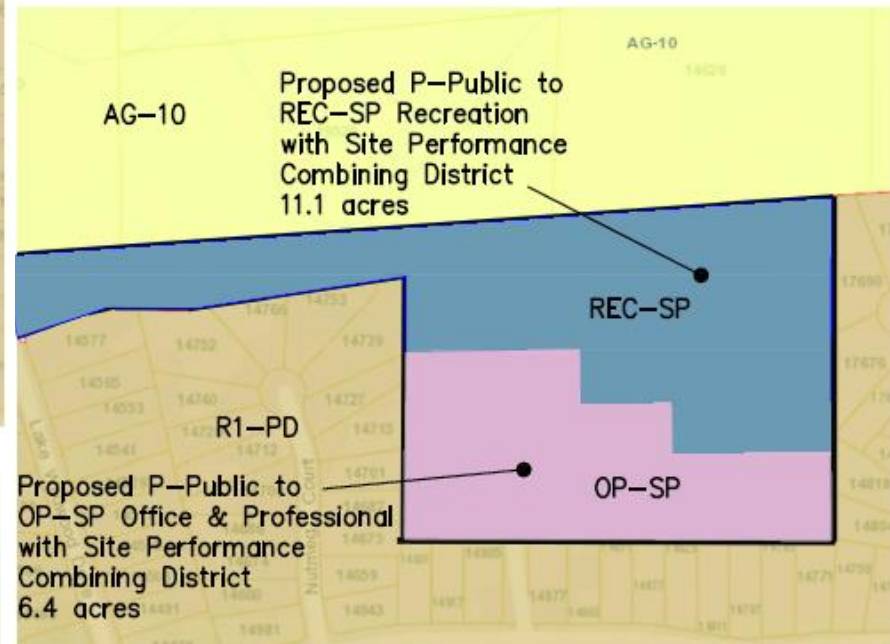
EXISTING ZONING DESIGNATION ZDM 14a

Proposed General Plan & Zoning Designations

Recreation; and Office and Professional



PROPOSED GENERAL PLAN DESIGNATION



PROPOSED ZONING DESIGNATION



Comprehensive Master Plan / Use Permit

Triggered by Recreation zoning
designation

Establishes permitted and prohibited uses of
proposed Site Performance Combining
District

Specifically prohibited:

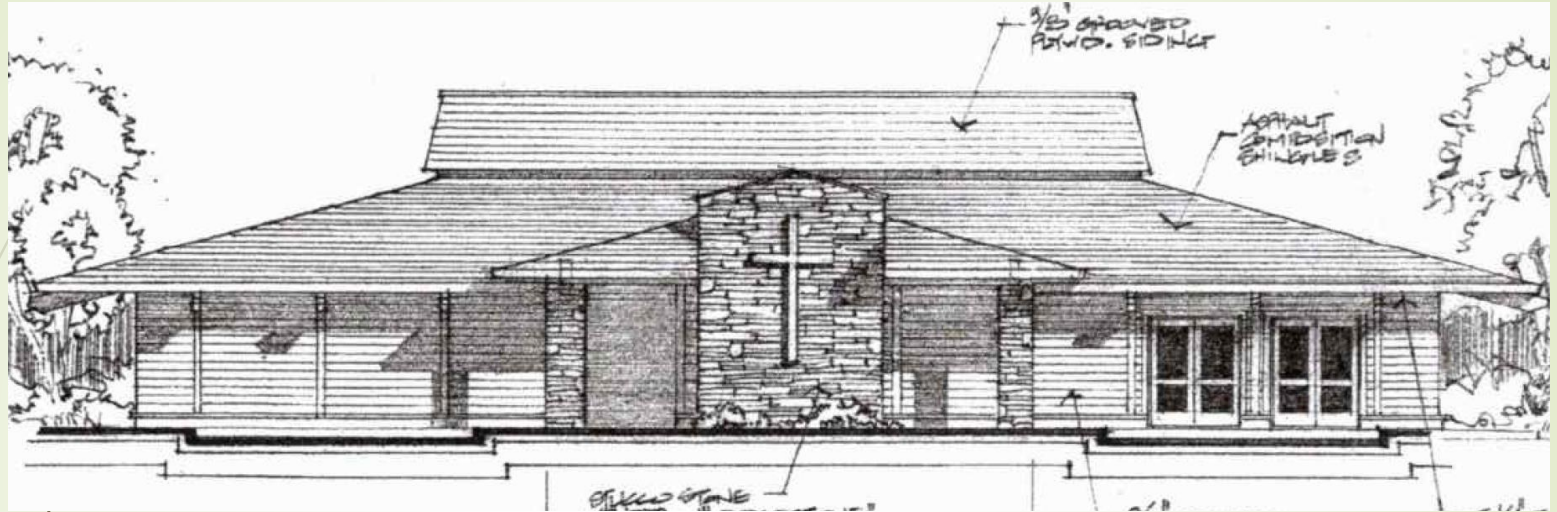
Bed & Breakfast Inn

Funeral Home

Community Care Facilities

Hotel/Motel

Specific Project Details



Specific uses proposed for approval with the current UP include church, elementary and/or junior high school uses, a watchman/caretaker's unit, and church and sports league use of the fields and gymnasium.

Office and professional uses of the site include businesses such as administrative offices, attorneys, engineers, architects,

Justification & Compatibility

General Plan Amendment

Requires Justification & Economic Analysis

No willing public user

Re-use of site as-is to greatest extent possible

Positive effect on jobs to housing balance

Zoning Designation – Office & Professional / Recreation

Compatible with nearby development

Proposed uses compatible with proposed zoning

CEQA – August 21 to September 21

Planning Commission September 24 –

5-0 recommendation to approve

Recommendations

- Adopt the Resolution for the proposed Mitigated Negative Declaration and Mitigation Monitoring & Reporting Program, pursuant to CEQA Section 15074 & 15097, making Findings A-D;
- Adopt the Resolution for the General Plan Amendment changing the site designation from Public to Office-Professional & Recreation pursuant to Section L-II 5.9 of the LUDC, making Findings A – F;
- Adopt the Ordinance amending Zoning District Map (ZDM (14a) to rezone APN 050-020-032 and 050-020-072 from Public to Office-Professional & Recreation both with the Site Performance Combining District (OP-SP/REC-SP), making Findings A – D;
- Adopt the Resolution to approve the Use Permit application to establish a Comprehensive Master Plan for the project site subject to the Conditions of Approval and Mitigation Measures shown in Attachment 1 and as modified at this public hearing, pursuant to Nevada County LUDC Section L-II5.6.G, 5.5.2.C and 5.17, making findings A -K