



## EL DORADO COUNTY PLANNING DEPARTMENT

Lorraine Larsen-Hallock..... District I  
John MacCready..... District II  
Dave Machado..... District III  
Chris Chaloupka ..... District IV  
Alan Tolhurst..... District V  
Jo Ann Brillisour..... Clerk of the Commission

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Phone: (530) 621-5355  
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### **CONFORMED AGENDA**

**Regular Meeting of the Planning Commission  
July 22, 2004 – 8:30 A.M.  
BUILDING C HEARING ROOM  
2850 Fairlane Court, Placerville, CA**

Persons wishing to speak on a Consent Calendar item are requested to so advise the Chairman or Clerk prior to 8:30 a.m. Public testimony will be received on each agenda item as it is called. The applicant (where applicable) is allocated ten minutes to speak; individual comments are limited to three minutes; and individuals representing a group are allocated five minutes.

The general public may address items not on the agenda during Public Forum/Public Comment at 9:00 a.m., providing a request is presented to the Planning Department Office prior to 8:30 a.m. Comments are limited to five minutes per person. The Commission reserves the right to waive said rules by a majority vote. **Please note:** Public Forum/Public Comment is for comment only. No action will be taken on these items unless they are scheduled on a future agenda.

**The Planning Commission is concerned that large amounts of written information submitted to the Planning Commission the day of a public hearing might not receive the attention it deserves. To ensure delivery to the Commission prior to the hearing, any written information from the public must be received by the Planning Department by Thursday the week prior to the meeting. The Planning Department cannot guarantee that any FAX or mail received the day of the Commission meeting will be delivered to the Commission prior to any action.**

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**HEARING ASSISTANCE DEVICES ARE AVAILABLE FOR PUBLIC USE  
INQUIRE WITHIN THE PLANNING DEPARTMENT OFFICE**

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**8:30 A.M.**

1. **CALL TO ORDER**
2. **ADOPTION OF AGENDA**
3. **PLEDGE OF ALLEGIANCE**
4. **CONSENT CALENDAR** (All items on the Consent Calendar are to be approved by one motion unless a Commission member requests separate action on a specific item.)
  - a. **Minutes:** June 24, 2004  
**ACTION:** Approved

5. **DEPARTMENTAL REPORTS AND COMMUNICATIONS**

These items will be considered during the day as time permits.

6. **COMMISSIONERS' REPORTS**

**9:00 A.M.**

**PUBLIC FORUM/PUBLIC COMMENT**

7. **SUBDIVISION MAP/VARIANCE** (Public Hearing)
  - a. **TM59-0012C/V03-0009, Tahoe Paradise, Unit 12:** request submitted by ROBERT LARSEN (Agent: Mike Dill, Aspen Environmental Services) to remove the 20-foot non-building setback line on the recorded subdivision map from Lot 860, and reduce the required 20-foot front yard setback line to two feet to allow an existing garage within these areas. The property, identified by Assessor's Parcel Number 034-141-05, consists of 0.274 acres, is located on the west side of Chippewa Street, approximately 325 feet south of the intersection with Mohican Drive, in the Tahoe Paradise Subdivision, Unit 12, in the Meyers area of **South Lake Tahoe.** (Categorically exempt pursuant to Section 15301(1)(4) of the CEQA Guidelines)\*  
  
STAFF (MM)                      Recommendation:      Conditional approval  
ACTION:                              Denied

8. **REZONE/DEVELOPMENT PLAN/TENTATIVE MAP** (Public Hearing)

- a. **Z04-05/PD04-04/TM04-1388, Meadow Oak Townhomes**; submitted by ROBERT MATHEWSON to rezone property from Limited Multi-family Residential-Community Design Review (R2-DC) to Limited Multi-family Residential-Planned Development (R2-PD); development plan to allow four attached residential units (two units sharing a common wall/property line, open space, and two units sharing a common wall/property line) each on individual parcels, and a commonly owned and maintained parcel comprising the driveway access, parking areas, and landscaping; and a tentative map proposing the creation of five parcels as follows: One parcel 3,156 square feet in size, two parcels 2,916 square feet in size, and a common area parcel approximately 13,000 square feet in size. The property, identified by Assessor's Parcel Number 082-391-09, consists of 0.57 acres/24,692 square feet, is located on the north side of Meadow Lane, approximately 150 feet west of the intersection with Greenwood Lane, in the **Cameron Park area**. (Categorically exempt pursuant to Section 15303(b) and Section 15332 of the CEQA Guidelines)\*

This item will be considered by the **Board of Supervisors** on **August 31, 2004**, at **2:00 p.m.**, in the Supervisors Meeting Room, 330 Fair Lane, Placerville, CA 95667. The Planning Commission and/or Board of Supervisors may consider other zoning found to be consistent with the County General Plan.

STAFF (RE)                      Recommendation:      Conditional approval  
ACTION:                              Denied

9. **DESIGN REVIEW** (Public Hearing)

- a. **DR03-0015S-A**; request submitted by FRANK MARSH, M&W ENGINEERING, INC. (Agent: D.G. Granade, Inc.) appealing staff denial of the design review (expansion of an existing 10,800 square foot building by 5,400 square feet) as the project exceeds the floor area ratio required by General Policy 2.2.1.5. The property, identified by Assessor's Parcel Number 109-420-24, consists of 1.182 acres, is located on the north side of Dividend Drive, approximately one half mile south of the intersection with Durock Road, in the Barnett Business Park in the **Shingle Springs area**.

STAFF (MM)                      Recommendation:      Denial  
ACTION:                              Denied

- b. **DR03-14**, submitted by KENNETH W. and ZOLANE SHERROD (Agent: Patterson Development) to allow rough grading to create three building pads (70,000 square feet, 180,000 square feet, and 30,000 square feet each), rough-graded roadway alignment, drainage improvements, and erosion/sediment control features. Net soil export from cut and fill ranging from 15,000 cubic yards to 30,000 cubic yards. No development is proposed. The property, identified by Assessor's Parcel Number 327-160-29 and -30, are located south of Runnymede Drive, approximately 350 feet east of the intersection with El Dorado Road, in the **Diamond Springs/El Dorado area**. (Mitigated negative declaration previously prepared and advertised)\*

STAFF (PR)                      Recommendation:      Conditional approval  
ACTION:                              Approved

10. **GENERAL PLAN**

- a. Update: Staff will update Commission on progress of General Plan.  
ACTION:      No action taken

11. **DEPARTMENT OF TRANSPORTATION**

12. **COUNTY COUNSEL'S REPORTS**

13. **DIRECTOR'S REPORTS**

14. **ADJOURNMENT**

Respectfully submitted,  
PETER N. MAURER, Acting Planning Director

All persons interested are invited to attend and be heard or to write their comments to the Planning Commission. If you challenge the application in court, you may be limited to raising only those items you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Commission at, or prior to, the public hearing. Any written correspondence should be directed to Peter N. Maurer, Acting Director of Planning, 2850 Fairlane Court, Placerville, CA 95667.

\*A negative declaration has been prepared for this project and may be reviewed and/or obtained in the Planning Department, 2850 Fairlane Court, Placerville, CA 95667, during normal business hours. A negative declaration is a document filed to satisfy CEQA (California Environmental Quality Act). This document states that there are no significant environmental effects resulting from the project, or that conditions have been proposed which would mitigate or reduce potential negative effects to an insignificant level.

\*\*This project is exempt from the California Environmental Quality Act (CEQA) pursuant to the above referenced section, and it is not subject to any further environmental review.

**Meetings for the Month of August**

August 12, 2004; 8:30 a.m. – Regular

August 26, 2004; 8:30 a.m. – Regular