



EL DORADO COUNTY PLANNING SERVICES

John Knight..... 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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CONFORMED AGENDA

**Regular Meeting of the Planning Commission
September 22, 2005 – 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.

All Planning Commission hearings are tape recorded. Tapes are \$5.00 each, and anyone wishing to purchase a tape may do so by contacting Planning Services after the hearing.

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

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:** September 8, 2005
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. **SPECIAL USE PERMITS** (Public Hearing)
 - a. **S89-0014R** submitted by ROD POSNER/AUTOTRONICS AUTOMOTIVE REPAIR (Agent: Jon Westphal) to allow an existing 20-foot high pole sign facing U.S. Highway 50 to remain on the project parcel. The property, identified by Assessor's Parcel Number 082-421-10, consists of 0.73 acre, is located on the north side of U.S. Highway 50, approximately ¼ mile west of the intersection with Cambridge Road, in the **Cameron Park area**. (Categorically exempt pursuant to Section 15311 of the CEQA Guidelines)*

STAFF (LM) **Recommendation:** Conditional approval
ACTION: Conditionally approved
8. **SPECIAL USE PERMIT/FINDING OF CONSISTENCY** (Public Hearing)
 - a. **S05-0014/Finding of Consistency** submitted by K. HOVNANIAN FORECAST HOMES, INC. (Agent: Scott Montgomery) to allow the installation of three entry gates for an age restricted subdivision. The Commission will also consider whether the abandonment of the road easements from any implied public use is consistent with the County General Plan. The properties, identified by Assessor's Parcel Numbers 108-660-09, -11, 108-650-29 and -30, consist of 153 acres, are located on the south side of White Rock Road, at the intersection with Four

Seasons Drive, in the **El Dorado Hills area**. (Categorically exempt pursuant to Section 15303 of the CEQA Guidelines)*

STAFF (MB) Recommendation: Conditional approval
ACTION: Denied by 2-2 vote

9. **REZONE/PLANNED DEVELOPMENT/PARCEL MAP** (Public Hearing)

- a. **Z05-0002/ PD05-0003/ P05-0006/Diamond Development** submitted by BRUCE WIRTANEN to rezone property from General Commercial (CG) to General Commercial-Planned Development (CG-PD). The planned development would create nine condominium units from an existing 30,240 square foot commercial structure, and the tentative parcel map would create 10 parcels ranging in size from 3,150 square feet to a 64,721 square foot common area. The property, identified by Assessor's Parcel Number 329-341-01, consists of 2.18 acres, is located on the north side of Enterprise Drive, approximately 385 feet east of the intersection with Forni Road, in the **Diamond Springs area**. (Categorically exempt pursuant to Section 15301(a) of the CEQA Guidelines)

The Board of Supervisors will consider this project on October 18, 2005, at 2:00 p.m., in the Supervisors Meeting, 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 (JH) Recommendation: Recommend approval
ACTION: Continued to October 27, 2005

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

- a. **DR05-0011;** to consider a request submitted by RANDY C. IRVINE appealing Planning Services approval of Design Review DR05-0011 which allows the construction of a 160-square foot drive-through coffee shop on property, identified by Assessor's Parcel Number 327-270-08. The property consists of 2,939 acres and is located on the southeast side of China Garden Road, in the **Diamond Springs area**. Applicant: DAVID and ANGELA COPELAND.

STAFF (TP) Recommendation: Deny appeal
ACTION: Appeal withdrawn

11. **WORKSHOP**

- a. **Home Occupations:** Staff and the Commission will discuss the uses allowed and possible ordinance amendments pertaining to home occupations.

STAFF (PR) Recommendation: No action required
ACTION: No action taken

12. **DEPARTMENT OF TRANSPORTATION**
13. **COUNTY COUNSEL'S REPORTS**
14. **DIRECTOR'S REPORTS**
15. **ADJOURNMENT**

Respectfully submitted,
GREGORY L. FUZ, Development Services 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 Planning Services; 2850 Fairlane Court; Placerville, CA 95667.

**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 October

October 13, 2005; 8:30 a.m. – Regular
October 27, 2005; 8:30 a.m. – Regular

ADDENDUM

- 9.b. **P03-0015/Planned Development PD03-0007** submitted by LAKEHILLS COMMUNITY COVENANT CHURCH (Agent: Don Mc Cormick) to create three parcels ranging in size from 1.92 to 12.34 acres, and a development plan for three commercial parcels that would supercede the previously approved development (PD98-09) for the church campus. No further development other than the modified church facility is being proposed with this project. Off-site road improvements for secondary access through the adjacent parcel are being required as part of phased development. The property, identified by Assessor's Parcel Number 107-130-54, consists of 19.81 acres, is located on the north side of White Rock Road, approximately 0.5 mile east of the intersection with Latrobe Road, in the **El Dorado Hills area.** (Negative declaration prepared)*

This item was conceptually approved on September 8, 2005, and continued to this date for further consideration of Condition 26 only

STAFF (LM) Recommendation: Conditional approval
ACTION: Conditionally approved