



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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A G E N D A

**Regular Meeting of the Planning Commission
January 11, 2007 – 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 three 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:** December 28, 2006
ACTION:

5. **DEPARTMENTAL REPORTS AND COMMUNICATIONS**

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

Report: Staff reporting on sign at Cambridge Road and U.S. Highway 50 (Design Review DR03-0012)

STAFF: Pierre Rivas

6. **COMMISSIONERS' REPORTS**

9:00 A.M.

PUBLIC FORUM/PUBLIC COMMENT

CONSENT CALENDAR/APPLICATIONS

7. **WILLIAMSON ACT CONTRACTS** (Public Hearing)

WAC06-0012/WAC06-0013 submitted by EDWARD AKIN (Agent: Bill Snodgrass) to reduce the acreage in existing Agricultural Preserve #1 from 323.79 to 123.66 acres and establish a new separate agricultural preserve consisting of the remaining 200.13 acres. The properties, identified by Assessor's Parcel Numbers 089-120-31 and 32, 317-030-01, -06, -09, and -14, are located on the south side of Gold Hill Road, approximately one mile west of the intersection with Cold Springs Road, in the **Gold Hill area**. (Categorically exempt pursuant to Section 15317 of the CEQA Guidelines)*

These applications will be considered by the **Board of Supervisors** on **February 13, 2007**, at **2:00 p.m.**, in the Supervisors Meeting Room, 330 Fair Lane, Placerville, CA 95667.

STAFF: Tom Dougherty **Recommendation:** Recommend approval

ACTION:

END OF CONSENT CALENDAR

8. **TENTATIVE MAP CORRECTION** (Public Hearing)

TM89-1147C submitted by ROBERT and VERA DOETTLING, DANNY and SANDRA MAROSTICA, VCO, a California Limited Partnership (Agent: Gene E. Thorne & Associates, Inc.) to amend the recorded final map for Longview Estates, Unit 3 (Lots 35 through 38) to reconcile the map with the correct location of the right-of-way for the cul-de-sac that fronts the four subject parcels. The properties, identified by Assessor's Parcel Numbers 325-420-11, -12, -13, and -14, are located on the west end of Morel Way, approximately 500 feet west of the intersection with Fieldstone Drive, in the **Placerville Periphery area**. (Statutorily exempt pursuant to Section 15268(b) (3) of the CEQA Guidelines)*

This application will be considered by the **Board of Supervisors** on **February 13, 2007**, at **2:00 p.m.**, in the Supervisors Meeting Room, 330 Fair Lane, Placerville, CA 95667.

STAFF: Tom Dougherty **Recommendation:** Recommend approval
ACTION:

9. **NON-CONFORMING USE** (Public Hearing)

Consideration of the nonconforming use status of the Olde Coloma Theatre, located at 380 Monument Road, Coloma, CA. The property, identified by Assessor's Parcel Number 006-290-04, is located on the south side of Monument Road, approximately 300 feet west of the intersection with Cold Springs Road, in the **Coloma area**.

STAFF: Peter Maurer **Recommendation:** Determine non-conforming use status. See staff report on file in Planning Services.

ACTION:

10. **ZONING ORDINANCE UPDATE**

a. **Landscaping Standards**

This item was continued from the meeting of December 14, 2006.

STAFF: Lillian Mac Leod **Recommendation:** Provide staff with comments and direction

ACTION:

b. **Scenic Corridor**

STAFF: Lillian Mac Leod **Recommendation:** Provide staff with comments and direction

ACTION:

c. **Bed and Breakfast Inns**

STAFF: Lillian Mac Leod **Recommendation:** Provide staff with comments and direction

ACTION:

d. Signs

STAFF: Lillian Mac Leod

Recommendation: Provide staff with comments and direction

ACTION:

11. GENERAL PLAN UPDATE

Status Report – Conservation and Open Space Element; Public Health, Safety and Noise Element; Public Services and Utilities Element

STAFF: Shawna Purvines

Recommendation: No action required

ACTION:

12. REPORTS

Long Range Planning Work Program

STAFF: Steven Hust

Recommendation: No action required

13. DEPARTMENT OF TRANSPORTATION

14. COUNTY COUNSEL'S REPORTS

15. DIRECTOR'S REPORTS

16. 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 January

January 11, 2007; 8:30 a.m. – Regular

January 25, 2007; 8:30 a.m. – Regular

ADDENDUM

This item will be considered after Item 7.

REZONES/PLANNED DEVELOPMENTS/TENTATIVE PARCEL MAPS

Z05-0016/PD05-0014/P05-0016 submitted by WILLIAM ORMOND (Engineer: Jeffery Crovitz, MGE Engineering, Inc.) to rezone property from Estate Residential Ten-acre (RE-10) to Estate Residential Ten-acre/Planned Development (RE-10/PD), development plan and tentative parcel map creating four residential lots ranging in size from 4.03 to 11.47 acres, with a commonly held open space area of 12.59 acres. A design waiver has been requested to reduce the road width improvement requirement for the access road to Lots 2, 3, and 4 from 24 to 20 feet. The property, identified by Assessor's Parcel Number 071-450-03, consisting of 40.1 acres, is located on the east side of Cherry Acres Road, approximately one mile south of the intersection with State Route 193, in the **Cool area**. (Mitigated negative declaration prepared)*

These applications will be considered by the **Board of Supervisors** on **January 30, 2007**, 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.

These applications were continued from the meeting of December 28, 2006.

STAFF: Daniel Hamilton **Recommendation:** Recommend approval

ACTION: