



EL DORADO COUNTY PLANNING SERVICES

John Knight..... District I
John MacCready..... District II
Dave Machado..... District III
Walter Mathews..... District IV
Alan Tolhurst..... District V
Jo Ann Brillisour..... Clerk of the Commission

2850 Fairlane Court • Placerville, CA 95667
<http://www.co.el-dorado.ca.us/planning>
Phone: (530) 621-5355
Fax: (530) 642-0508

A G E N D A

**Regular Meeting of the Planning Commission
February 22, 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:** February 8, 2007
ACTION:

5. **DEPARTMENTAL REPORTS AND COMMUNICATIONS**

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

6. **COMMISSIONERS' REPORTS**

CONSENT CALENDAR/APPLICATIONS

7. **RIVER USE PERMITS**

River Use Permit #28 – Request submitted by PAT RISHER, owner of South Bay River Rafters, to transfer River Use Permit #28 to DON KOOLMES.

Staff: Noah Rucker-Triplett

Recommendation: Approve transfer and grant the new outfitter a one-year provisional permit.

ACTION:

END OF APPLICATION CONSENT CALENDAR

9:00 A.M.

PUBLIC FORUM/PUBLIC COMMENT

8. **PLANNED DEVELOPMENTS** (Public Hearing)
 - a. **PD06-0003** submitted by BURNETT PARK, LLC (Agent: James Losch) to allow the construction of a six-unit multifamily rental project on property, identified by Assessor's Parcel Number 082-531-22, consisting of 0.78 acre, located on the north side of Estepa Drive, 500 feet northwest of the intersection with Cambridge Road, in the **Cameron Park area**. (Supervisory District I) (Mitigated negative declaration prepared)*

Staff: Roman Anissi Recommendation: Conditional approval
ACTION:

- b. **PD06-0004** submitted by BURNETT PARK, LLC (Agent: James Losch) to allow the construction of a six-unit multifamily rental project on property, identified by Assessor's Parcel Number 082-531-21, consisting of 0.58 acre, located on the north side of Estepa Drive, 500 feet northwest of the intersection with Cambridge Road, in the **Cameron Park area.** (Supervisory District I) (Mitigated negative declaration prepared)*

Staff: Roman Anissi Recommendation: Conditional approval
ACTION:

9. **TENTATIVE SUBDIVISION MAP** (Public Hearing)

TM05-1398/Thousand Oaks, Unit 3 submitted by HELEN L. THOMAS (Agent: Gene E. Thorne & Associates) proposing to create 3 lots ranging in size from 1.83 to 3.35 acres in size. Design waivers have been requested to allow the following: a) Irregular shaped lots and frontage for Lots 2 and 3 to be less than 100 feet as shown on the tentative map; and b) Permit the existing roads to remain as they currently exist. The property, identified by Assessor's Parcel Number 070-300-15, consisting of 8.4 acres, is located on the south side of St. Ives Court, approximately 500 feet south of the intersection with Meder Road, in the **Shingle Springs area.** (Supervisory District IV) (Mitigated negative declaration previously prepared and advertised)*

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

STAFF (Jason Hade) Recommendation: Continue off calendar
ACTION:

10. **REZONE** (Public Hearing)

Z06-0024 submitted by JAMES LOSCH to rezone property from Commercial-Design Review District (C-DC) to Limited Multifamily Residential-Community Design Review District (R2-DC). The property, identified by Assessor's Parcel Number 097-020-42, consisting of 5.18 acres, is located on the west side of Carlson Way, 400 feet south of the intersection with Pleasant Valley Road, in the **Diamond Springs area.** (Supervisory District III) (Negative declaration prepared)*

This application will be considered by the **Board of Supervisors** on **March 27, 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.

Staff: Shawna Purvines Recommendation: Recommend approval
ACTION:

11. **CONCEPTUAL REVIEW**

AZ05-0001/P05-0010, Cameron Park Bowl submitted by GENE E. THORNE, agent for George Caputo. The project involves the construction of a two-story 62,640 square foot building for a 36-lane bowling alley to include a restaurant with bar on the second floor and a two-story 39,722 square foot office building. The project is designed with 451 parking spaces and access off Cameron Park Drive. The property, identified by Assessor's Parcel Number 083-020-29, is located approximately 500 feet north of the intersection of Meder Road and Cameron Park Drive, in the **Cameron Park area.** (Supervisory District IV)

Staff: Roman Anissi **Recommendation:** No action required
ACTION:

1:30 P.M.

12. **ORDINANCE AMENDMENT** (Public Hearing)

OR07-0002 initiated by the El Dorado County Planning Commission to consider amending Chapter 17.22 of the County Code, Site Plan Review, to include a General Plan Consistency Analysis. (General Plan FEIR [SCH2001082030])

Copies of the proposed amendments are on file in the Planning Services office and may be reviewed during normal business hours.

The **Board of Supervisors** will consider these amendments on **March 13, 2007,** at **2:00 p.m.,** in the Supervisors Meeting Room, 330 Fair Lane, Placerville, CA.

Staff: Roger Trout **Recommendation:** Recommend approval
ACTION:

13. **GENERAL PLAN UPDATE**

a. **Resolution of Intention 2007-02;** to initiate public hearings to make minor corrections and adjustments to the adopted Land Use maps determined necessary and appropriate in order to facilitate the review and update of the Zone District maps.

Staff: Roger Trout **Recommendation:** Adopt Resolution of
Intention
ACTION:

b. **Oak Woodland Management Plan** Project update including discussion on the following items: Key mapping assumptions; fee assumptions; preliminary mapping/fee outcomes; and General Plan Policy implications.

Staff: Steven Hust **Recommendation:**
ACTION:

14. **ZONING ORDINANCE UPDATE**
15. **DEPARTMENT OF TRANSPORTATION**
16. **COUNTY COUNSEL'S REPORTS**
17. **DIRECTOR'S REPORTS**
18. **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.

*A negative declaration has been prepared for this project and may be reviewed and/or obtained in Planning Services, 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.

Meetings for the Month of March

March 8, 2007; 8:30 a.m. – Regular
March 22, 2007; 8:30 a.m. – Regular

ADDENDUM

13. **GENERAL PLAN UPDATE**
 - c. **Integrated Natural Resources Management Plan:** To receive comments from the Commissioners on the INRMP work program information considered by the Board of Supervisors and previously distributed to the Commission on February 8, 2007.

Staff: Steven Hust Recommendation: No action required
ACTION: