



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

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A G E N D A

**Regular Meeting of the Planning Commission
March 8, 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, 9, and 22, 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 #19: Request submitted by RICHARD FLASHER, owner of Nonesuch Whitewater, to Rollinson Adventures, LLC/Gary Rollinson.

Staff: Noah Rucker-Triplett **Recommendation:** Approve transfer and grant new outfitter a one-year provisional permit.

ACTION:

END OF APPLICATION CONSENT CALENDAR

9:00 A.M.

PUBLIC FORUM/PUBLIC COMMENT

8. **PLANNED DEVELOPMENT/TENTATIVE SUBDIVISION MAP** (Public Hearing)

PD05-0018/Tentative Map TM05-1404/Cimmarron Court Duplexes submitted by KENNETH DEVELOPMENT, INC./Shawn Johnson (Agent: Gene E. Thorne and Associates, Inc.). The tentative map and planned development propose to create 12 half-plex lots plus two open space lots on properties, identified by Assessor's Parcel Numbers 116-312-02 and -03, consisting of 1.15 acres, located on the east end of Cimmarron

Court, approximately 0.4 mile east of the intersection with Cambridge Road, in the **Cameron Park area**. (Mitigated negative declaration prepared)*(Supervisory District I)

Staff: Gina Hunter Recommendation: Conditional 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**. (Supervisory District IV)

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

10. **INTERPRETATIONS**

Retaining Walls: Consideration of the following interpretation:

Retaining walls are structures subject to the setback requirements set forth in the County Zoning Ordinance.

Where slope gradient exceeds 25 percent, the front yard setback for retaining walls not associated with site access shall be reduced by 50 percent. Walls constructed with a reduced front yard setback shall have an exposed height of no greater than seven feet. Any fence erected within five feet of the top of such a wall shall be no more than three feet in height and shall be at least 50 percent open. Walls with a reduced front yard setback that exceed seven feet in exposed height (or a retaining wall and associated fence that exceed a combined 10 feet in exposed height) shall require a Special Use Permit. Retaining walls necessary to provide site access or that do not exceed 30 inches in exposed height shall not be subject to setback requirements.

Staff: Brian Baca Recommendation: Adopt interpretation
ACTION:

11. **GENERAL PLAN UPDATE**

12. **ZONING ORDINANCE UPDATE**

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.

*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