

DEVELOPMENT SERVICES DEPARTMENT

County of
EL DORADO

<http://www.co.el-dorado.ca.us/devservices>

PLANNING
SERVICES



PLACERVILLE OFFICE:

2850 FAIRLANE COURT
PLACERVILLE, CA. 95667
(530) 621-5355
(530) 642-0508 Fax
Counter Hours: 8:00 AM to 4:00 PM
planning@co.el-dorado.ca.us

LAKE TAHOE OFFICE:

3368 LAKE TAHOE BLVD., SUITE 302
SOUTH LAKE TAHOE, CA 96150
(530) 573-3330
(530) 542-9082 Fax
Counter Hours: 8:00 AM to 4:00 PM
tahoebuild@co.el-dorado.ca.us

EL DORADO HILLS OFFICE:

4950 HILLSDALE CIRCLE, SUITE 100
EL DORADO HILLS, CA 95762
(916) 941-4967 and (530) 621-5582
(916) 941-0269 Fax
Counter Hours: 8:00 AM to 4:00 PM
planning@co.el-dorado.ca.us

MEMORANDUM

DATE: April 30, 2007 Agenda of: May 10, 2007

TO: Planning Commission Item #: 9.b

FROM: Jason R. Hade, AICP, Senior Planner

SUBJECT: S06-0020 / Kallabis Preschool – Revised Site Plan

On April 16, 2007, the applicant submitted a revised site plan attached as Exhibit E. The revised site plan is intended to take the place of the previous site plan in the original staff report, Exhibit E. The applicant submitted the revised site plan to modify the configuration of the additional proposed parking spaces to reduce estimated project paving costs and improve on-site circulation. As proposed, the total number of off-street parking spaces will remain as five. Staff has reviewed the revised site plan and has determined it remains consistent with Section 17.18.060.22 of the Zoning Ordinance and does not generate significant new issues.

RECOMMENDATION

Staff recommends the Planning Commission take the following actions:

1. Certify that the project is Categorically Exempt from CEQA pursuant to Section 15303(c) of the CEQA Guidelines; and
2. Approve S06-0020 subject to the conditions of approval in Attachment 1, including the revised site plan (Exhibit E) received April 16, 2007, based on the findings in Attachment 2.

Attachments:

Exhibit E: Revised Site Plan

Cc: Larry Appel, Deputy Director, Planning Services
Peter Maurer, Principal Planner

Harry & Cindra Kallabis
6189 Mother Lode Drive
Placerville, CA 95667