



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
June 28, 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:** June 14, 2007
ACTION:

5. **DEPARTMENTAL REPORTS AND COMMUNICATIONS**

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

Report: Home Occupation Ordinance

Staff: Pierre Rivas **Recommendation:** No action required

ACTION:

Report: General Plan Update: Land use, Transportation, and Housing Elements

Staff: Shawna Purvines **Recommendation:** Receive and file

ACTION:

6. **COMMISSIONERS' REPORTS**

9:00 A.M.

PUBLIC FORUM/PUBLIC COMMENT

7. **ZONE CHANGE/PLANNED DEVELOPMENT/TENTATIVE MAP** (Public Hearing)
 - a. **Z06-0046/ PD06-0032/TM06-1429** submitted by MOUNTAINS EDGE DEVELOPMENT (Engineer: Carlton Engineering) to rezone property from Limited Multifamily Residential-Design Control-Airport Safety (R2-DC-AA) to Limited Multifamily Residential-Planned Development-Airport Safety (R2-PD-AA); development plan to convert an existing nine-unit rental apartment complex into nine airspace condominium units with common areas under management of a homeowner's association; and tentative subdivision map proposing to create nine airspace condominium units. The property, identified by Assessor's Parcel Number 116-311-06, consisting of 0.44 acre, is located on the southwest side of Cimmarron Road, north of the intersection with La Canada Way, in the **Cameron**

Park area, Supervisorial District I. (Categorically exempt pursuant to Sections 15305 and 15301(k) of the CEQA Guidelines)**

The **Board of Supervisors** will consider these applications on **July 17, 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.

This item was continued from the meeting of June 14, 2007.

Staff: Jonathan Fong Recommendation: Recommend approval

ACTION:

- b. **Z06-0041/PD06-0028/TM06-1427** submitted by DAVID LONG, MARLON LTD (Agent: Carlton Engineering) to rezone property from Limited Multifamily Residential-Design Control-Airport Safety (R2-DC-AA) to Limited Multifamily Residential-Planned Development-Airport Safety (R2-PD-AA); development plan to convert an existing 11 unit rental apartment complex into 11 airspace condominium units with common areas under management of a homeowner's association; and a tentative subdivision map creating 11 airspace condominium units. A design waiver has also been request to allow the reduction of the sidewalk improvement requirement from six to four feet. The property, identified by Assessor's Parcel Number 116-312-05, consisting of 0.64 acre, is located on the north side of Cimmarron Road, west of the intersection with Cimmarron Court, in the **Cameron Park area**, Supervisorial District I. (Categorically exempt pursuant to Sections 15305 and 15301(k) of the CEQA Guidelines)**

The **Board of Supervisors** will consider this project on **August 14, 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: Jonathan Fong Recommendation: Recommend approval

ACTION:

8. **GENERAL PLAN AMENDMENT/REZONE/PLANNED DEVELOPMENT**
(Public Hearing)

A07-0006/Z07-0013/PD07-0009 submitted by JIM CHAFFEY to amend the land use designation from Medium Density Residential (MDR) to Commercial (C); zone change from Estate Residential Five-acre (RE-5) and Single-family Two-acre Residential (R2A) to General Commercial-Planned Development (C-PD); and development plan to allow the exterior renovation of three existing 288-foot by 48-foot buildings and one 48-foot by 200-foot building, and allow the use of Building 3 only for warehouse storage of wine produced off-site and the use of the existing 1,700 square foot home for residential/caretaker use. The property, identified by Assessor's Parcel Number 078-050-

46, consisting of 8.8 acres, is located on the northeast side of Pleasant Valley road, approximately 0.25 mile southeast of the intersection with Newtown Road, in the **Pleasant Valley area**, Supervisorial District II. (Negative declaration prepared)*

Staff: Tom Dougherty Recommendation: Recommend approval
ACTION:

9. **CONCEPTUAL REVIEW** (Public Hearing)

AZ06-0005/TM07-1438/Saenz Bianchi Subdivision submitted by AUGUSTO and ROSALIE BIACHI. The Commission will discuss potential issues related to development of the subject property which would require a General Plan amendment/rezone/and tentative subdivision map. The General Plan amendment would change the land use designation from Rural Residential (RR) to Low Density Residential (LDR); the rezone could change the existing Estate Residential Ten-acre (RE-10) zoning to Estate Residential Five-acre (RE-5); and the tentative map would create eight lots ranging in size from 5.0 to 6.81 acres. The property, identified by Assessor's Parcel Number 102-200-01, consisting of 42.12 acres, is located on the west side of Deer Valley Road, approximately three-quarters of a mile north of the intersection with Green Valley Road, in the **Rescue area**, Supervisorial District IV. Engineer: Carlton Engineering.

Staff: Roman Anissi Recommendation: Application withdrawn. No action required.
ACTION:

10. **DETERMINATION OF LEGAL NONCONFORMING USE STATUS**
(Public Hearing)

Request submitted by BAKER LOGGING for a legal non-conforming use status determination for a commercial logging business located within a residential zone district. The properties, identified by Assessor's Parcel Numbers 323-050-28, -25, and -01, are located on the south side of Cold Springs Road, opposite Good Shepherd Lane, in the **Placerville area**, Supervisorial District IV.

Staff: Michael Baron Recommendation: Find use on Assessor's Parcel Number 323-050-25 only is a legal nonconforming use.
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.

**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.

Special Meeting for June

50 Corridor Planning Commissioners' Meeting: June 28, 2007; 6:00 p.m.; HDR Engineering, 2365 Iron Point Road, 3rd Floor, Folsom, CA

Meetings for the Month of July

July 12, 2007; 8:30 a.m. – Regular

July 26, 2007; 8:30 a.m. – Regular

ADDENDUM

To be considered under Consent Calendar.

Site Plan Review SPR07-0011 submitted by Steve and Nancy Costa for a General Plan Consistency finding with Policies 7.3.3.4 and 7.4.2.9 for reduction of building setbacks for a second residential dwelling from a pond from 100 to 70 feet. The property, identified by Assessor's Parcel Number 071-291-04, consisting of 10.03 acres, is located on the north side of Orchard Court, approximately 1,500 feet northwest of the intersection with Oak View Drive and Rattlesnake Bar Road, in the Pilot Hill area, Supervisorial District V.