



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
August 23, 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:** August 9, 2007
ACTION:

5. **DEPARTMENTAL REPORTS AND COMMUNICATIONS**

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

6. **COMMISSIONERS' REPORTS**

9:00 A.M.

PUBLIC FORUM/PUBLIC COMMENT

7. **REZONE/TENTATIVE SUBDIVISION MAP** (Public Hearing)
 - a. **Z05-0019/Tentative Subdivision Map TM05-1403** submitted by JOHN PROTZEL (Engineer: Cooper, Thorne & Associates) to rezone property from Estate Residential Ten-acre (RE-10) to One-family Residential (R1) and One-half Acre Residential (R20,000) and tentative map to create 45 single family lots ranging in size from 7,910 to 97,641 square feet. Six letter lots are proposed for landscaping along Marble Valley Road. Two design waivers have been requested to allow construction of a four-foot wide sidewalk in lieu of the six-foot wide sidewalk along Voltaire Drive, and reduction of the right-of-way for Voltaire Drive, C Drive, and D Drive to 44 feet rather than the required 60 feet, as well as reduction of the right-of-way for Beasley Drive to 50 feet rather than the required 60 feet. The property, identified by Assessor's Parcel Number 119-020-48, consisting of 32.66 acres, is located on the south end of the existing Voltaire Road, approximately one-half mile southwest of the intersection of U.S. Highway 50 and Cambridge Drive, in the **Cameron Park area**, Supervisorial District II. (Mitigated negative declaration prepared)*

The **Board of Supervisors** will consider these applications on **September 25, 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: Daniel Hamilton **Recommendation:** Recommend approval
ACTION:

8. **PLANNED DEVELOPMENTS** (Public Hearing)

- a. **PD05-0008/Cunningham Duplexes** submitted by Michael Cunningham (Agent: JMR Architecture) for a planned development to allow the construction of a six-unit multifamily residential development consisting of three duplex structures. A design waiver has been requested to reduce the sidewalk width pursuant to Standard Plan 101B along Country Club Drive from six to four feet. The property, identified by Assessor's Parcel Number 082-401-06, consisting of 0.59 acre, is located on the south side of Country Club Drive, at the southeast corner of Knollwood Drive, in the **Cameron Park area**, Supervisorial District I. (Mitigated negative declaration prepared)*

This item was continued from the meeting of August 9, 2007.

Staff: Tim Chamberlain

Recommendation: Conditional approval

ACTION:

Continued to August 23, 2007

- b. **PD05-0009/Cunningham Duplexes** submitted by MICHAEL CUNNINGHAM (Agent: JMR Architecture) for a planned development to allow the construction of a six-unit multifamily residential development consisting of three duplex structures. A design waiver has been requested to reduce the sidewalk width pursuant to Standard Plan 101B along Country Club Drive from six to four feet. The property, identified by Assessor's Parcel Number 082-401-06, consisting of 0.49 acre, is located on the south side of Country Club Drive, approximately 170 feet east of Knollwood Drive, in the **Cameron Park area**, Supervisorial District I. (Mitigated negative declaration prepared)*

This item was continued from the meeting of August 9, 2007.

Staff: Tim Chamberlain

Recommendation: Conditional approval

ACTION:

Continued to August 23, 2007

9. **GENERAL PLAN UPDATE**

Mandatory Open Space Policies: Staff requesting direction on amendments to policies requiring the mandatory 30 percent open space requirement for all residential planned developments.

Staff: Peter Maurer

Recommendation: See staff report

ACTION:

10. **ZONING ORDINANCE UPDATE**

11. **DEPARTMENT OF TRANSPORTATION**

12. **COUNTY COUNSEL'S REPORTS**

13. **DIRECTOR'S REPORTS**

14. 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 September

September 13, 2007; 8:30 a.m. – Regular
September 27, 2007; 8:30 a.m. – Regular