



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
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A G E N D A

**Regular Meeting of the Planning Commission
October 11, 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:** September 27, 2007
ACTION:

5. **DEPARTMENTAL REPORTS AND COMMUNICATIONS**

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

6. **COMMISSIONERS' REPORTS**

CONSENT CALENDAR/APPLICATIONS

SITE PLAN REVIEW/REASONABLE USE DETERMINATION

SPR07-0026 submitted by TERRI and RICHARD SEXTON for a Reasonable Use Determination and finding of consistency with the intent of General Plan Policy 7.4.2.9. The property, identified by Assessor's Parcel Number 104-160-24, consisting of 9.72 acres, is located on the south side of Gallagher Road, approximately one mile west of the intersection with Salmon Falls road, in the **Pilot Hill area**, Supervisorial District IV.

Staff: Tom Dougherty Recommendation: Conditional approval
ACTION:

END OF APPLICATION CONSENT CALENDAR

9:00 A.M.

PUBLIC FORUM/PUBLIC COMMENT

7. **ZONE CHANGE/PLANNED DEVELOPMENT/TENTATIVE PARCEL MAP**
(Public Hearing)

- a. **Z07-0015/Planned Development PD07-0011/Tentative Parcel Map P07-0005** submitted by GLENHAVEN COURT I, LLC, to rezone property from Research and Development-Design Control (R&D-DC) to Research and Development-Planned Development (R&D-PD); development plan to allow the conversion of an existing commercial structure into three air space condominium units, with common area; and tentative parcel map creating four lots. The property, identified by Assessor's Parcel Number 117-085-18, consisting of 1.02 acres, is located on the south side of Glenhaven court, approximately 200 feet east of the intersection with Hillsdale Circle in the El Dorado Hills Business Park, in the **El Dorado Hills area**, Supervisorial District II. (Categorically exempt pursuant to Section 15301(k) of the CEQA Guidelines)**

These applications will be considered by the **Board of Supervisors** on **November 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: Pat Kelly

Recommendation: Recommend approval

ACTION:

- b. **Z07-0019/Planned Development PD07-0014/Tentative Subdivision Map TM06-1417** submitted by PANORAMA VIEW, LLC (Agent: Suzanne Sparacio, PhD) to rezone property from One-family Residential (R1) to One-family Residential-Planned Development (R1-PD); and development plan and tentative subdivision map to create and construct 18 single-family detached homes on lots ranging in size between 2,470 and 3,611 square feet, creation of a 43,500 square foot open space parcel, and creation and construction a 3,812 square foot tot lot. Four-foot sidewalks and on-street parking spaces will be available on the on-site road easement. Deviations from the development plan requirements have requested to reduce the minimum lot size from the required 6,000 square feet to allow lots ranging between 2,470 and 3,611 square feet, reduction of the lot width from the required 60 feet to 32 feet, to allow a one-car garage where two spaces not in tandem are required, to allow lot coverage between 30 and 44 percent where a maximum 35 percent is allowed, and to allow a three foot tall retaining wall on a common area open space lot near the entrance of the subdivision. The property, identified by Assessor's Parcel Number 329-162-69, consisting of 3.62 acres, is located on the south side of Panorama Drive, directly south of the intersection of Panorama Drive and Blanchard Drive, in the **Diamond Springs/El dorado Community Region**, Supervisorial District III. (Negative declaration prepared)*

These applications will be considered by the **Board of Supervisors** on **November 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: Roman Anissi Recommendation: Recommend approval
ACTION:

8. **GENERAL PLAN AMENDMENT/ZONE CHANGE/PLANNED DEVELOPMENT/
TENTATIVE PARCEL MAP** (Public Hearing)

A07-0007/Rezone Z07-0016/Planned Development PD07-0012/Tentative Subdivision Map TM07-1441/Shinn Ranch submitted by RANCHO CORTINA PROPERTIES (Agent: Camille Courtney) for the following: 1. **General Plan amendment** amending the land use designation for parcel number 319-260-89 from High Density Residential (HDR) to Medium Density Residential (MDR); 331-070-01 from MDR to HDR; a portion of 331-620-23 from Rural Residential (RR) to HDR; a portion of 331-620-04 from RR to HDR; a portion of 331-620-05 from RR to Medium Density Residential/High Density Residential (MDR/HDR); 331-620-10 from HDR to Low Density Residential (LDR); a portion of 331-620-13 from RR to MDR; and a portion of 331-620-18 from RR to MDR; 2. **A modification** to the existing Community Region boundary line that bisects the project site to the south to be co-terminus with Shinn Ranch Road; 3. **Rezone** for parcels numbered: 319-260-89 from Estate Residential Ten-Acre (RE-10) to Single Family Two-Acre Residential (R2A); 331-070-01 from Estate Residential Five-Acre (RE-5) to One-Family Residential-Planned Development (R1-PD); 331-620-23 from One-Family Residential (R1), Estate Residential Ten-Acre (RE-10), and Residential Agricultural Twenty-Acre (RA-20) to One-Family Residential –Planned Development (R1-PD); 331-620-05 from Single-Family Two-Acre Residential (R2A), Estate Residential Five-acre (RE-5), and Estate Residential Ten-Acre (RE-10) to One-Acre Residential-Planned Development (R1A-PD) and One-Family Residential (R1-PD); 331-620-13 from One-Family Residential (R1), Estate Residential Five-Acre (RE-5), Estate Residential Ten-Acre (RE-10), and Residential Agricultural Twenty-Acre (RA-20) to One-Acre Residential-Planned Development (R1A-PD) and One-Family Residential-Planned Development (R1-PD); and 331-620-18 from Single-Family Two-Acre Residential (R2A) and Estate Residential Ten-Acre (RE-10) to Estate Residential Five-Acre (RE-5); 3. **4. Planned development** and vesting tentative subdivision map with building envelopes for all lots to create 143 lots ranging in size from 13,500 square feet to 10 acres on 177.7 acres with approximately 70 acres of open space including a pond, Slate Creek, and walking trails; and **5. Design waiver** requests for the following (a) Reduction of the right-of-way for Kingvale Road to a 50-foot wide easement with a 40-foot wide paved roadway with four-foot wide sidewalks on each side rather than the 60-foot wide right-of-way with six-foot wide sidewalks required under Standard Plan 101B; (b) Reduction of the right-of-way for Shinn Ranch Road to a 50-foot wide easement with a 24-foot wide paved roadway with no sidewalks rather than the 60-foot wide right-of-way with 36-foot wide paved roadway and sidewalks required under Standard Plan 101B;

and (c) Reduction of the right-of-way for proposed on-site Road A to a 50-foot wide easement with a 40-foot wide paved roadway with four-foot wide sidewalks on each side rather than the 60-foot wide right-of-way with six-foot wide sidewalks required under Standard Plan 101B. The properties, consisting of 177.7 acres, are located on the south side of Mother Lode Drive, east of the intersection with Kingvale Road, in the **El Dorado area**, Supervisorial District III. (Mitigated negative declaration prepared)*

Staff: Jason Hade Recommendation: Recommend approval
ACTION:

9. PRESENTATION

Economic Development Draft Strategy

Staff: Tom Driggers Recommendation: No action required
ACTION:

10. OAK WOODLAND MANAGEMENT PLAN

Public Review Draft

Staff: Peter Maurer Recommendation: Continue to November 8, 2007
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.

Meetings for the Month of October

October 11, 2007; 8:30 a.m. – Regular
October 25, 2007; 8:30 a.m. – Regular

ADDENDUM

12. **ZONING ORDINANCE UPDATE**

Workshop

Bed and Breakfast Inns Ordinance

Staff: Lillian MacLeod

Recommendation:

No action required

ACTION: