



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
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CONFIRMED AGENDA

**Regular Meeting of the Planning Commission
November 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**

1. **CALL TO ORDER**
2. **ADOPTION OF AGENDA**
3. **PLEDGE OF ALLEGIANCE**
4. **CONSENT CALENDAR** (All items on the Consent Calendar are approved by one motion unless a Commission member requests separate action on a specific item.)

Minutes: October 25, 2007

ACTION: Approved

ADDENDUM - 1

This item was conceptually approved on October 25, 2007, and continued to this date for final adoption of findings/conditions.

Z06-0038/S98-0013R submitted by LIGHT OF THE HILLS LUTHERAN CHURCH (Agent: Brian Morris) to rezone Assessor's Parcel Number 109-161-01 from Limited Multifamily Residential-Planned Development (R2-PD) to Estate Residential Five-acre (RE-5), and revision to a special use permit to allow construction of one additional building and expansion of the permit to allow the development of a multi-purpose ball field on an adjacent 5.069 acre parcel (Assessor's Parcel Number 109-161-31). The proposed Sunday school building would be located directly behind the current church facility and would be a two-story building. The original use permit allowed for two additional buildings that would include a formal sanctuary (8,000 square feet) and an elementary school facility (10,000 square feet). The applicant has requested that the plan for two additional buildings be abandoned and replaced with a single building of reduced size (13,720 square feet). The properties, identified by Assessor's Parcel Numbers 109-161-01 (5.015 acres) and 109-161-31 (5.069 acres), are located on the south side of Rodeo Road, at the intersection with Coach Lane, in the **Cameron Park area**, Supervisorial District IV. (Mitigated negative declaration prepared)*

These applications will be considered by the **Board of Supervisors** on **December 11, 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 General Plan.

Staff: Pat Kelly

Recommendation: Recommend approval

ACTION:

Recommended approval

ADDENDUM – 2

FINDING OF CONSISTENCY

GOV07-0011 submitted by EL DORADO COUNTY GENERAL SERVICES for a finding of consistency for the proposed Chili Bar site acquisition by El Dorado County. The properties, identified by Assessor's Parcel Numbers 089-180-35, -36, and -37, consisting of 15.71 acres, are located on the upper reaches of the South Fork of the American River, at 1671 Chili Bar Court, Placerville, CA, Supervisorial District IV.

Staff: Jason Hade Recommendation: Find request consistent with County General Plan
ACTION: Request found consistent with General Plan

END OF APPLICATION CONSENT CALENDAR

5. DEPARTMENTAL REPORTS AND COMMUNICATIONS

These items are considered during the day as time permits.

6. COMMISSIONERS' REPORTS

9:00 A.M.

PUBLIC FORUM/PUBLIC COMMENT

7. ZONE CHANGE/PLANNED DEVELOPMENT (Public Hearing)

Z06-0043/ PD06-0029 submitted by TROY BURKHART (Agent: Jeff Crovitz) to rezone from One-Acre Residential (R1A) to General Commercial-Planned Development (CG-PD) and development plan for a vehicle storage facility. The property, identified by Assessor's Parcel Number 325-230-27, consisting of 1.7 acres, is located on the north side of Headington Road, approximately 850 feet east of the intersection with Missouri Flat Road, in the Placerville Periphery area, Supervisorial District III. (Negative declaration prepared)*

These applications will be considered by the **Board of Supervisors** on **December 11, 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: Michael Baron Recommendation: Recommend approval
ACTION: Recommended approval

8. DESIGN REVIEW (Public Hearing)

DR99-0012R2/Tower Mart Addition submitted by TOWER ENERGY GROUP (Agent: Chris Cunan) to revise a previously approved project which was never constructed. The current project proposes a 1,100 square foot addition for the construction of a walk-in cooler, bringing the total square footage of the building to 4,700 square feet. The properties, identified by Assessor's Parcel Numbers 329-280-12 and -13, consisting of 1.71 acres, are located on the east side of Pleasant Valley Road (State Route 49), at the intersection with Patterson Drive, in the Diamond Springs area, Supervisorial District III. (Categorically exempt pursuant to Section 15301(e) of the CEQA Guidelines)**

Staff: Thomas Lloyd Recommendation: Conditional approval
ACTION: Conditionally approved

9. SPECIAL USE PERMIT/PLANNED DEVELOPMENT (Public Hearing)

S07-0011/Planned Development PD95-0016R3/Kniessel's Auto Collision Center submitted by RICHARD P. KNIIESEL (Agent: Robert A. Laurie, Esq.) to allow the conversion of an existing sports complex into an automobile body shop with 16 service bays and a maximum of 25 to 30 employees. Hours of operation are proposed to be 7:30 AM to 5:30 PM. A free standing sign 94.5 square feet in size is proposed. The property, identified by Assessor's Parcel Number 070-280-64, consisting of three acres, is located on the north side of Wild Chaparral Drive, approximately one-quarter mile west of the intersection with Ponderosa Road, in the Shingle Springs area, Supervisorial District IV. (Negative declaration prepared)*

Staff: Aaron Mount Recommendation: Conditional approval
ACTION: Continued to December 13, 2007, afternoon session

10. REZONE/TENTATIVE PARCEL MAP (Public Hearing)

AZ05-0001/P05-0010/Cameron Park Bowl submitted by FRANK D'AMBROSIO JR. FAMILY TRUST (Agent: George Caputo) to rezone property from Estate Residential Ten-acre-Airport Safety (RE-10-AA) to Planned Commercial-Airport Safety (CP-AA), and staff is proposing the addition of a Design Control Overlay on the rezone. The tentative parcel map proposes to subdivide the lot into a 6.05-acre parcel (Parcel 1) and a 4.46-acre parcel (Parcel 2). For parcel 1, a 62,640 square foot two-story multi-purpose concept was provided illustrating in plan view; a 36-lane bowling alley; an arcade with miniature golf course, a maximum 200 seat restaurant with bar; and 146 full-size, 119 compact, 5 handicap parking spaces, and one loading area. The concept for parcel 2 illustrated in plan view, a 39,722 square foot two-story office building with 158 full-size, 32 compact, 4 handicap parking spaces, and one loading area. The property, identified by Assessor's Parcel Number 083-020-29, consisting of 10.54 acres, is located on the east side of Cameron Park Drive, approximately 560 feet north of the intersection with Meder Road, in the Cameron Park area, Supervisorial District IV. (Mitigated negative declaration prepared)*

Staff: Roman Anissi
ACTION: Recommendation: Recommend approval
Recommended approval

11. GENERAL PLAN UPDATE

a. **Workshop:** Mixed Use Development

Staff: Peter Maurer
ACTION: Recommendation: No action required
Continued to December 13, 2007

b. **Workshop:** Agricultural Buffers

Staff: Peter Maurer
ACTION: Recommendation: No action required
Continued to December 13, 2007

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 Michael Baron, Senior Planner; El Dorado County 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 November

November 8, 2007' 8:30 a.m. – Regular
November 22, 2007; 8:30 a.m. – **Cancelled due to holiday**

Meetings for Month of December

December 13, 2007; 8:30 a.m. – Regular
December 27, 2007; 8:30 a.m. – **Cancelled due to holiday**

