



EL DORADO COUNTY PLANNING COMMISSION

Building C Hearing Room
2850 Fairlane Court, Placerville, CA 95667
<http://www.co.el-dorado.ca.us/planning>
Phone: (530) 621-5355 Fax: (530) 642-0508

Walter Mathews, Chair, District IV
Alan Tolhurst, First Vice-Chair, District V
Lou Rain, Second Vice-Chair, District I
Dave Pratt, District II
Tom Heflin, District III

Char Tim Clerk of the Commission

AGENDA

Regular Meeting June 25, 2009 – 8:30 A.M.

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 11, 2009

END OF CONSENT CALENDAR

5. **DEPARTMENTAL REPORTS AND COMMUNICATIONS**
(Development Services, Transportation, County Counsel)

These items will be considered during the day as time permits.
6. **COMMISSIONERS' REPORTS**

9:00 A.M.

PUBLIC FORUM/PUBLIC COMMENT

7. **SPECIAL USE PERMIT**

S09-0007/Smith Flat House Courtyard submitted by JOHN CONFORTI to allow outdoor events including concerts, theatre, craft shows, exercise and dance instruction, workshops, and children's events within an outdoor courtyard. The property, identified by Assessor's Parcel Number 048-240-14, consisting of 1.81 acres, is located on the north side of Smith Flat Road, approximately one-fourth mile east of the intersection with Broadway, in the Placerville area, Supervisorial District III. (Categorical Exemption pursuant to Section 15301(a) of the CEQA Guidelines)**

Staff: Mike Baron

Recommendation: Approval

8. **GENERAL PLAN AMENDMENT/REZONE**

A08-0014/Z08-0038 submitted by ROBERT JAMES CAMPBELL to amend the land use designation from Medium Density Residential (MDR) to Commercial (C) for a portion of APN 327-213-08; and rezone from Single-Family One-Acre Residential District (R1A) to Commercial-Design Community (C-DC) for APN 327-213-06 and a portion of APN 327-213-08. The property, identified by Assessor's Parcel Numbers 327-213-06 and -08, consisting of 13.48 acres, is located on the south side of Missouri Flat Road, approximately 360 feet west of the intersection with Forni Road, in the Diamond Springs area, Supervisorial District III. (Negative declaration prepared)*

Staff: Aaron Mount

Recommendation: Recommend approval

9. **REZONE/TENTATIVE MAP**

Z08-0004/TM08-1466/Blackhawk Estates submitted by BRUCE WIRTANEN (Agent: Patterson Development) to rezone from Exclusive Agricultural District (AE) to Estate Residential Five-Acre District (RE-5) and Estate Residential Ten-Acre District (RE-10); A tentative map creating 9 lots, ranging in size from 5 acres to 11.5 acres for APN 078-200-71; and Design Waiver request to allow the creation of parcels with a length in excess of three times the width for Lots 4 and 5. The property, identified by Assessor's Parcel Numbers 078-200-70 and -71, consisting of 77.42 acres, is located on the north and south side of Blackhawk Lane, approximately .25 miles east of the intersection with Mt. Aukum (E16), in the Pleasant Valley area, Supervisorial District II. [Project Planner: Aaron Mount] (Mitigated negative declaration prepared)*

Staff: Aaron Mount

Recommendation: Recommend approval

10. **REZONE/PLANNED DEVELOPMENT/TENTATIVE MAP**

Z07-0033/PD07-0020/TM07-1448/McCann Subdivision submitted by MICHAEL, ROBYNN, and JOSHUA MCCANN to rezone from Planned Agricultural 20-Acre (PA-20) to One-Family Residential-Planned Development (R1-PD) and Open Space-Planned Development (OS-PD); Development Plan and Tentative Subdivision Map to subdivide parcel into 72 single-family residential parcels ranging in size from 6,002 to 16,809 square feet and one 7.5 acre open space lot; and design waivers have been requested for the following: (a) Allow Lots 17, 18, 20, 21, 48, 50, 51, and 52 to have less than the required lot widths; (b) Allow flag-shaped lots on Lots 17, 18, and 51; and (c) Allow sidewalks to be reduced from six feet to four feet in width. The property, identified by Assessor's Parcel Number 331-420-12, consisting of 24.3 acres, is located approximately 1,600 feet east of the intersection of Truscott Lane and Union Mine Road, in the El Dorado area, Supervisorial District III. (Mitigated negative declaration prepared)*
[continued from 3/12/09, 4/23/09 & 5/28/09 meetings]

Staff: Tom Dougherty

Recommendation: Recommend approval, but deny design waivers (a) and (b)

11. **DESIGN REVIEW**

DR00-0011/76 Gas Station/Circle K Mini Mart submitted by CONOCOPHILLIPS (Agent: Griffin Williamson) for a Design Review for a proposed 2,976 square foot Circle K mini-mart and a 76 gas station, with 6 fuel stations, for a total of 12 fueling positions, under a 4,000 square foot canopy. The property, identified by Assessor's Parcel Number 090-430-42, consisting of 0.64 acres, is located on the south side of U.S. Highway 50 at the southeast corner of the intersection of Mother Lode Drive and South Shingle Road in the Shingle Springs area, Supervisorial District II. (Environmental Impact Report (EIR) prepared) [*continued from 5/14/09 meeting*]

Staff: Lillian MacLeod

Recommendation: Approval

12. **ADJOURNMENT**

Respectfully submitted,
ROGER P. TROUT, Director
Development Services

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 or via e-mail: planning@co.el-dorado.ca.us.

*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.