



COUNTY OF EL DORADO PLANNING COMMISSION

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

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

Char Tim Clerk of the Planning Commission

CONFORMED AGENDA ADDENDUM

Regular Meeting
March 11, 2010 – 8:30 A.M.

8:30 A.M.

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.)

VARIANCE

- b. **V09-0002** submitted by PAT and RENATE FRY (Agent: Kristina Hill) to reduce the front-yard setback from 35 feet to 17 feet (measured from the road easement centerline), reduce the rear-yard setback from 15 feet to five feet (measured from the high water line), reduce the northern side-yard setback from five feet to zero feet, and increase the building height from 22 feet for the existing home to 39 feet 8.5 inches for the reconstruction of a single-family residence. The property, identified by Assessor's Parcel Number 021-331-04, consisting of 27,300 square feet, is located on each side of Fallen Leaf Road, approximately three miles south of the intersection with Emerald Bay Road, in the Fallen Leaf Lake area, Supervisorial District V. [*Project Planner: Jason Hade*] (Categorical Exemption pursuant to Section 15305(a) of the CEQA Guidelines)** [*continued from 2/25/10 meeting*]

Item was conceptually denied by the Commission on February 25, 2010, and continued to March 11, 2010 Consent Calendar for Findings of Denial to be provided.

Staff Recommendation: Staff recommends the Planning Commission take the following actions:

1. Find that the project is Categorically Exempt pursuant to CEQA Guidelines Section 15305(a); and
2. Deny Variance V09-0002 based on the revised findings in Attachment 1.

ACTION: CONTINUED OFF-CALENDAR (5-0)

END OF CONSENT CALENDAR

9:00 A.M.

12. SPECIAL USE PERMIT

S07-0019/Olde Coloma Theatre submitted by COLOMA CRESCENT PLAYERS, INC. (Agent: Carol Fallon) to authorize the use of an existing building for live theatre performances with a maximum occupancy of 149 persons. The property, identified by Assessor's Parcel Number 006-290-04, consisting of 19,602 square feet, is located on the south side of Monument Road, approximately 100 feet west of the intersection with Cold Springs Road, in the Coloma area, Supervisorial District IV. *[Project Planner: Jason Hade]* (Categorical Exemption pursuant to Section 15301 of the CEQA Guidelines)**
[continued from 11/12/09 (item re-noticed), 1/14/10 & 2/25/10 meetings]

Staff Recommendation: Approval

ACTION: CONTINUED TO APRIL 22, 2010, MEETING (5-0)

13. REZONE/TENTATIVE MAP

Z05-0015/TM05-1401/Malcolm Dixon Road Estates submitted by OMNI FINANCIAL LLC/MARTIN BOONE to rezone from Exclusive Agriculture (AE) to Estate Residential Five-Acre (RE-5); and a Tentative Map to create 8 residential lots ranging in size from 5.0 acres to 5.6 acres. The property, identified by Assessor's Parcel Number 126-100-23, consisting of 40.6 acres, is located on the north side of Malcolm Dixon Road, approximately one-half mile east of the intersection with Salmon Falls Road, in the El Dorado Hills area, Supervisorial District IV. *[Project Planner: Michael Baron]* (Mitigated negative declaration prepared)* *[continued from 2/25/10 meeting]*

Staff Recommendation: Recommend approval to the Board of Supervisors

ACTION: CONTINUED TO MAY 13, 2010, MEETING WITH RENOTICING AND RECIRCULATION OF REVISED ENVIRONMENTAL DOCUMENT (5-0)

14. 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 County of El Dorado Planning Services; 2850 Fairlane Court; Placerville, CA 95667 or via e-mail: planning@edcgov.us.

*A negative declaration has been prepared for this project and may be reviewed and/or obtained in County of El Dorado Planning Services, 2850 Fairlane Court, Placerville, CA 95667, during normal business hours or online at www.edcgov.us/Planning/ProjectInquiry.asp. 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.