



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

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

Char Tim Clerk of the Planning Commission

Minutes

Regular Meeting March 10, 2011 – 8:30 A.M.

1. CALL TO ORDER

Meeting was called to order at 8:37 a.m. Present: Commissioners Rain, Pratt, Heflin, and Mathews; Paula Frantz-County Counsel*; and Char Tim-Clerk of the Planning Commission.
*[*Arrived at 9:03 a.m. and was in attendance at the start of the public hearing portion.]*

2. ADOPTION OF AGENDA

Motion: Commissioner Rain moved, seconded by Commissioner Mathews, and carried (4-0), to adopt the agenda as presented.

AYES: Pratt, Mathews, Rain, Heflin
NOES: None
ABSENT: Tolhurst

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: February 24, 2011

END OF CONSENT CALENDAR

Motion: Commissioner Pratt moved, seconded by Commissioner Rain, and carried (3-0), to approve the Consent Calendar.

AYES: Rain, Pratt, Heflin
NOES: None
ABSTAIN: Mathews
ABSENT: Tolhurst

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

Pierre Rivas provided the following summary of events for current planning:

- Syers Appeal: On March 8, 2011, the Board of Supervisors denied this appeal.
- Z06-0020/P05-0004/Harrington Business Park: The Board heard this item on March 8, 2011 and continued it to the March 22, 2011 meeting when it was discovered that there was a new property owner of the land that was identified to have off-site improvements and they had not been notified of this. The applicant was directed to work with the property owner. Eileen Crawford/DOT stated that she had an informational meeting with the property owner yesterday on the project's plans. Mr. Rivas stated that staff did confirm that the property owner had been on the mailing lists for the public meeting notices.
- Historical Preservation Conference – Sonora: Tuolumne County is sponsoring this conference on June 17, 2011. Mr. Rivas is continuing to work with the City of Placerville in scheduling a joint workshop with the County on this same subject.

Peter Maurer provided the following summary of events for long-range planning:

- Targeted General Plan Amendments: A Board of Supervisors workshop is scheduled for April 4, 2011 to discuss the General Plan Five-year Review, issues raised by EDAC and identify generalized topics for amendments.
- INRMP: It is anticipated that staff will be returning to the Board of Supervisors for clarification on the expectations for Phase 2 by the end of March. Staff will provide a presentation to the Commission on this in the near future.
- Gabbro Soils Issue: This is slowly moving forward but there are still issues that need to be resolved.

6. COMMISSIONERS' REPORTS

Commissioner Pratt announced that DOT had met with the Fair Play Winery Association regarding the construction of the new Bucks Bar Bridge. The primary concern is that the construction period will be an entire season which will require traffic to be redirected through Pleasant Valley and that has the potential to have a significant negative impact to the Fair Play wineries. Commissioner Pratt suggested that this issue be brought through the public hearing process via the Agricultural Commission and Planning Commission due to the probable negative economic impact to the County's agricultural businesses.

Several Commissioners voiced the following concerns regarding signs:

- Non-compliant Apple Café sign seems to be appearing/disappearing on a regular basis;
- Newest winery in County has two off-site signs (Mount Aukum Road/Four Seasons Lane and Leisure Lane/tasting room building) which may not be legal if they did not go through the Special Use Permit process;
- A number of wineries in the south area are utilizing a significant amount of "sign" flags near the roads in order to draw attention to their business; and

- Clarified that temporary signs are subjected to the permit process in order to make them legal (i.e., signs announcing upcoming garden sale that are being placed throughout community).

In response to their comments on the signs, County Counsel Paula Frantz explained the various options the Commission has through the Sign Ordinance. She noted that the primary problem would be enforcement as there is only one Code Enforcement official.

9:00 A.M.

7. **PUBLIC FORUM/PUBLIC COMMENT** – None

8. **ZONING ORDINANCE UPDATE REVIEW**

Review of Articles 5, 6, 7, and 8 of the Zoning Ordinance Update (Administrative Draft) and continuing discussion of previously discussed Articles, if needed

The Commission reviewed the comments made by the Agricultural Commission from their review of the ordinance in October 2010. Primary areas of concern were as follows:

- Ensuring that agricultural uses on RA zoned lands were protected either by rezoning to PA or creating a new zone;
- Residential use of TPZ land should be limited to that necessary to support timber harvesting; and
- Ranch marketing.

Articles 5-8 were reviewed with the Commission by staff. Issues discussed included the following:

- Permit expiration – ensure that applicants are fully aware of time frames;
- Automatic approval based on failure to act by County – Counsel noted that because of CEQA and other noticing requirements, any such approval is not really automatic;
- CEQA requirements associated with minor use permits;
- Temporary mobile homes tend to not be temporary. Questions were raised if the County should continue to permit them. Other options could be to limit the number of extensions or provide a fee exemption for true hardship situations;
- Nonconforming residential uses in commercial zones; and
- Defining only terms in the glossary that are used differently or very specifically.

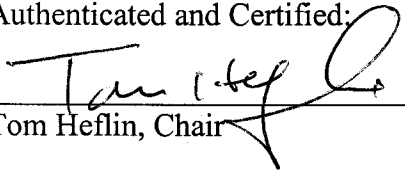
No action taken.

9. ADJOURNMENT

Meeting adjourned at 10:27 a.m.

APPROVED BY THE COMMISSION

Authenticated and Certified:



Tom Heflin, Chair