



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

CONFORMED AGENDA

Regular Meeting April 14, 2011 – 8:30 A.M.

Persons wishing to speak on a Consent Calendar item are requested to so advise the Chair 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 10 minutes to speak; individual comments are limited to 3 minutes; and individuals representing a group are allocated 5 minutes.

The general public may address items not on the agenda during Public Forum/Public Comment at 9:00 a.m. Comments are limited to 3 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, written information from the public is encouraged to be submitted by Thursday the week prior to the meeting. Planning Services 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 PLANNING SERVICES**

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:** March 24, 2011
ACTION: APPROVED (4-0; Tolhurst abstained)

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.

7. **PUBLIC FORUM/PUBLIC COMMENT**
8. **PLANNED DEVELOPMENT/TENTATIVE MAP**

PD10-0002/TM10-1496/Serrano Village K-5, Phase 2 submitted by SERRANO ASSOCIATES, LLC for a Development Plan for the proposed subdivision with modifications to One-Family Residential (R1) Zone District development standards including minimum lot size, lot coverage, and setbacks; Tentative Subdivision Map re-subdividing previously approved portion of Village K-5 (APN 123-370-30) and subdividing a 10-acre parcel (APN 123-370-26) creating 142 detached clustered residential lots ranging in size from 4,800 to 19,348 square feet and six landscape lots; and Design Waiver of the following El Dorado County Design and Improvement Standards Manual (DISM) road improvement standards: (A) Modification of subdivision road improvements under Standard Plan 101B including: (1) Reduction of right-of-way width from 50 feet to 42 feet for Hogarth Way and Van Gogh Way; (2) Reduction of right-of-way width from 50 feet to 36 feet for Hogarth, Vermeer, and Reni Courts; and (3) Reduction of sidewalk width from 6 feet to 4 feet on one side of the street; (B) Reduction of right-of-way for cul-de-sac turnarounds from 120 feet to 94 feet in diameter and improved surface diameter from 100 feet to 80 feet; (C) Exceed the 3 to 1 width-to-length lot ratio standard for Lots 5, 47, 62, 100, 116, 117-120, 122, 126, 127, 130, 132,

133, 138 and 141; and (D) Reduction of standard lot frontage width of 60 feet to dimensions identified on the map. The property, identified by Assessor's Parcel Numbers 123-370-26 and 123-370-30, consisting of 32 acres, is located approximately one mile west along Greenview Drive from its intersection with Serrano Parkway within Serrano master planned development, in the El Dorado Hills area, Supervisorial District II. *[Project Planner: Mel Pabalinas]* (Statutory Exemption pursuant to Section 15182 of the CEQA Guidelines)** *[continued from February 10, 2011 meeting]*

Staff Recommendation: Approval

ACTION: APPROVED (5-0)

9. SPECIAL USE PERMIT REVISION

S97-0008-R-2/Faith Episcopal Church Monument Sign submitted by FAITH EPISCOPAL CHURCH (Agent: Angelo Urbani) to revise Special Use Permit S97-0008 to construct two externally illuminated 73.4 square-foot monument signs, joined at one end to show two faces in a triangle design. The property, identified by Assessor's Parcel Number 119-280-08, consisting of 9.4 acres, is located on the southwest corner of Country Club Drive and Trinidad Drive, in the Cameron Park area, Supervisorial District 1. *[Project Planner: Tom Dougherty]* (Categorical Exemption pursuant to Section 15303(c) of the CEQA Guidelines)** *[continued from March 24, 2011 meeting]*

Staff Recommendation: Approval

ACTION: APPROVED (3-2)

10. DISCUSSION: LONG-RANGE PLANNING

Review of Board of Supervisors' action from the April 4, 2011 Special Meeting on the following items:

- General Plan 5-Year Monitoring Report;
- EDAC Quarterly Report;
- Resolution to prepare a targeted amendment to the General Plan to address development of moderate housing, the creation of jobs, improving tax revenues, and supporting the agriculture and natural resource industries; and
- Long Range Planning 12-Month Action Plan.

NO ACTION

11. ADJOURNMENT

Respectfully submitted,
ROGER TROUT, 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 the County of El Dorado Planning Services, 2850 Fairlane Court, Placerville, CA 95667 or via e-mail: planning@edcgov.us.

**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.