

# DEVELOPMENT SERVICES DEPARTMENT

COUNTY OF EL DORADO

<http://www.edcgov.us/devservices>



**PLACERVILLE OFFICE:**  
2850 FAIRLANE COURT PLACERVILLE, CA 95667  
BUILDING (530) 621-5315 / (530) 622-1708 FAX  
[bdgdept@edcgov.us](mailto:bdgdept@edcgov.us)  
PLANNING (530) 621-5355 / (530) 642-0508 FAX  
[planning@edcgov.us](mailto:planning@edcgov.us)

**LAKE TAHOE OFFICE:**  
3368 LAKE TAHOE BLVD. SUITE 302  
SOUTH LAKE TAHOE, CA 96150  
(530) 573-3330  
(530) 542-9082 FAX  
[tahoebuild@edcgov.us](mailto:tahoebuild@edcgov.us)

## MEMORANDUM

**DATE:** June 10, 2011 **Agenda of:** July 28, 2011  
**TO:** Planning Commission **Item No.:** 4.b  
**FROM:** Aaron Mount, Project Planner  
**SUBJECT:** Request for a 24-month time extension for Special Use Permit S05-0031/  
El Dorado Hills Kingdom Hall  
APN 117-085-07  
5051 Hillside Circle, El Dorado Hills area (Supervisorial District 2)

### **BACKGROUND:**

Applicant Sam Marquez is requesting a 24-month time extension for a special use permit approved by the El Dorado County Planning Commission on March 13, 2008, for the construction of a 9,190 square foot church. The request is required in accordance with ordinance section 17.22.250.A.3 which reads as follows:

*17.22.250 A. An approved permit is valid for a period of twenty-four (24) months, except as other provided for in conditions of approval or other provisions of this Title, unless one of the following has occurred:*

- 1. The permit has been implemented by satisfaction of conditions prerequisite to construction and a building permit has been issued and at least one inspection has been conducted and approved by the Building Official; or*
- 2. The permit has been implemented by satisfaction of conditions prerequisite to establishment of a use not requiring a building permit and the use has been established on the site and is in operation; or*
- 3. An extension of time has been granted pursuant to subsection C of this section.*

Since no permits have been issued and no activity has taken place for three years following the approval of the special use permit, approval of the extension by the Planning Commission is required pursuant to Ordinance section 17.250.C.2 which reads as follows:

*17.22.250.C. The time limit for the expiration of a permit as set forth in subsection A, above, may be extended by one of the following methods:*

- 1. The Planning Director finds that substantial progress has been made in implementing the permit, and not more than twelve (12) months will be necessary to comply with the requirements of subsection A(1) or A(2), above; or*
- 2. A written request for an extension of time has been approved by the issuing authority, subject to the following requirements:*
  - a. No change in conditions or circumstances has occurred that would have been grounds for denying the original application;*
  - b. The applicant has been diligently pursuing implementation of the permit; and*
  - c. Modified conditions have been imposed as necessary which update the permit to reflect current adopted standards and ordinance requirements.*

There have been no requested changes to the project description and Building Permit Number 199956 is being diligently pursued.

**RECOMMENDATION:**

Staff is recommending the Planning Commission approve the requested time extension extending S05-0031 expiration date to March 27, 2012, based on the following findings:

- (a) No change in conditions or circumstances has occurred that would have been grounds for denying the original application;
- (b) The applicant has made application to construct and Building Permit No. 199956 is being diligently pursued; and
- (c) No modifications to the original conditions of approval are found to be necessary.

**ATTACHMENTS**

Attachment 1 .....	Applicant’s Time Extension Request dated June 6, 2011
Attachment 2(a).....	S05-0031 Staff Report Cover Page, Planning Commission/March 13, 2008
Attachment 2(b).....	Final Findings/Conditions of Approval, Planning Commission/March 13, 2008
Attachment 2(c).....	Approved Staff Report Exhibits, Planning Commission/March 13, 2008