



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

Dave Pratt, Chair, District 2
Walter Mathews, First Vice-Chair, District 4
Tom Heflin, Second Vice-Chair, District 3
Lou Rain, District 1
Brian Shinault, District 5

Char Tim Clerk of the Planning Commission

CONFORMED AGENDA

Regular Meeting October 11, 2012 – 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:** September 27, 2012

Staff Recommendation: Approve Meeting Minutes as presented
ACTION: APPROVED (4-0; Heflin absent)

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. – TIME ALLOCATION

7. **PUBLIC FORUM/PUBLIC COMMENT**
8. **DESIGN REVIEW**

DR12-0003/Meyers Roadrunner Gas Station submitted by THOMAS SWEENEY/SWEENEY ASSOCIATES [Agent: L.A. Perks Petroleum Specialists/Keith Perks] for a remodel of an existing fueling station facility to include the following structures/improvements: 1. A new 2,200 square foot canopy with four fuel pumps; 2. The re-facing of an existing 2,942 square foot convenience store and gas station office; 3. Removal of an existing 40 square foot freestanding fuel pricing sign; 4. A 100 square foot monument sign containing a 50 square foot fuel pricing display with four static non-moving 10" x 27" LED price panels and station logo; and 50 square feet of retail advertising; 5. The authorization of an existing nonconforming 913 square foot detached retail bike shop and a 320 square foot accessory storage container; and 6. Temporary tent shelters for outdoor bicycle display and service. The property, identified by Assessor's Parcel Numbers 034-270-10 and 034-270-16, consisting of 0.98 acre, is located on the east side of U.S. Highway 50, approximately 50 feet north of the intersection with

Apache Road in the Meyers area, Supervisorial District 5. *[Project Planner: Tom Purciel]* (Categorical Exemption pursuant to Section 15303(c) of the CEQA Guidelines)**

Staff Recommendation: Approval with reduction of proposed sign to 48 square feet
ACTION: CONCEPTUALLY APPROVED PROJECT ITEMS 1, 3, AND 4 (4-0; Heflin absent) [Returning on 10/25/12 with revised Findings and Conditions of Approval]

9. 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.