



EL DORADO COUNTY PLANNING DEPARTMENT

2850 Fairlane Court
Placerville, CA 95667

<http://www.co.el-dorado.ca.us/planning>

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CONFORMED AGENDA

El Dorado County Zoning Administrator
April 20, 2005, 10:00 A.M.
BUILDING C, HEARING ROOM
2850 Fairlane Court, Placerville, CA

Public testimony will be received on each agenda item as it is called. The applicant (where applicable) is allocated ten minutes to speak; individual comments are limited to three minutes; and individuals representing a group are allocated five minutes. The Zoning Administrator reserves the right to waive time limitations.

Public Forum/Public Comment: The general public may address items not on the agenda during Public Forum/Public Comment. Comments are limited to five minutes per person. The Zoning Administrator reserves the right to waive time limitations. Please note that Public Forum/Public Comment is for comment only. No action will be taken on these items unless they are scheduled on a future agenda.

Written information from the public must be received by the Planning Department by **5:00pm, April 15, 2005** to ensure delivery to the Zoning Administrator prior to the hearing. The Planning Department cannot guarantee that any FAX or mail received the day of the hearing will be delivered to the Zoning Administrator prior to any action.

Project Applicants: It is important that the applicant or applicant's representative attend the hearing no later than 10:00 A.M., as agenda items may be heard out of order and hearings often proceed quickly. If attendance is not possible, the project planner should be contacted prior to the hearing.

All Zoning Administrator hearings are tape recorded. Anyone wishing to purchase a recorded tape for \$5.00 may do so by contacting the Planning Department after action has been taken.

**HEARING ASSISTANCE DEVICES ARE AVAILABLE FOR PUBLIC USE
INQUIRE WITHIN THE PLANNING DEPARTMENT OFFICE**

1. **CALL TO ORDER**
2. **ADOPTION OF AGENDA**
3. **PUBLIC FORUM/PUBLIC COMMENT**
4. **CONTINUED PROJECTS** (Public Hearing)

NONE SCHEDULED

5. **NEGATIVE DECLARATION PROJECTS** (Public Hearing)

NONE SCHEDULED

6. **CATEGORICALLY EXEMPT PROJECTS** (Public Hearing)

- a. **V05-02 – BERG:** Variance to allow reduction of the front yard setback from the required twenty feet to five feet for construction of a detached garage. The property, identified by Assessor's Parcel Number 033-493-03, is zoned Tahoe One-Family Residential (TR1), consists of 10,244 square feet, and is located on the east side of Grizzly Mountain Drive, fifty feet north of the intersection with Little Bear Lane in the South Lake Tahoe area. (Categorically Exempt pursuant to Section 15305 of the CEQA Guidelines)**

STAFF: Jason Hade RECOMMENDATION: Conditional Approval

ACTION: The Zoning Administrator approved V05-02 based on the findings and conditions contained in the staff report.

- b. **S80-138R(2) – CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS:** Revision to a Special Use Permit to remove a ground-mounted steeple and replace it with a roof-mounted steeple for a total height of 71 feet, 4 inches. The property, identified by Assessor's Parcel Number 083-321-02, is zoned One-Family Residential (R1), consists of 9.398 acres, and is located on the north side of Hacienda Road at the intersection with Valerio Drive in the Cameron Park area. (Categorically Exempt pursuant to Section 15301 of the CEQA Guidelines)**

STAFF: Tom Dougherty RECOMMENDATION: Conditional Approval

ACTION: The Zoning Administrator approved S80-138R(2) based on the findings and conditions as modified this date.

- c. **S84-37R(1) - CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS:** Revision to a Special Use Permit to remove a ground-mounted steeple and replace it with a roof-mounted steeple for a total height of 68 feet, 8.25 inches. The property, identified by Assessor's Parcel Number 076-060-55, is zoned Select Agricultural Ten-Acre (SA-10), consists of 11.77 acres, and is located on the north side of Pony Express Trail, 1,056 feet east of the intersection with Crystal Springs Road in the Camino area. (Categorically Exempt pursuant to Section 15301 of the CEQA Guidelines)**

STAFF: Tom Dougherty RECOMMENDATION: Conditional Approval

ACTION: The Zoning Administrator approved S84-37R(1) based on the findings and conditions as modified this date.

- d. **S88-26R(1) - CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS:**
Revision to a Special Use Permit to remove a ground-mounted steeple and replace it with a roof-mounted steeple for a total height of 68 feet, 8.25 inches. The property, identified by Assessor's Parcel Number 067-270-32, is zoned One-Acre Residential (R1A), consists of 11.068 acres, and is located on the north side of Green Valley Road, 100 feet east of the intersection with Loch Way in the El Dorado Hills area. (Categorically Exempt pursuant to Section 15301 of the CEQA Guidelines)**

STAFF: Tom Dougherty RECOMMENDATION: Conditional Approval

ACTION: The Zoning Administrator referred S88-26R(1) to the Planning Commission.

7. **ADJOURNMENT**

Respectfully submitted,

Steven D. Hust
Zoning Administrator

All persons interested are invited to attend and be heard or to write their comments to the Zoning Administrator. 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 Zoning Administrator, or prior to, the public hearing. Any written correspondence should be directed to the Zoning Administrator, Planning Department, 2850 Fairlane Court, Placerville, CA 95667.

**This project is Categorically Exempt from CEQA (California Environmental Quality Act) pursuant to the above-referenced section, and it is not subject to any further environmental review.