



EL DORADO COUNTY PLANNING DEPARTMENT

2850 Fairlane Court
Placerville, CA 95667

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

Phone: (530) 621-5355
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CONFORMED AGENDA

El Dorado County Zoning Administrator

May 4, 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 29, 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. **V04-04 – HEINE:** Variance to allow reduction in the front yard setback from the required twenty feet to five feet for construction of the primary residence, and to zero feet for construction of the front deck and supporting columns. The property, identified by Assessor's Parcel Number 016-582-05, is zoned Tahoe One-Family Residential (TR1), consists of 10,148 square feet, and is located on the north side of Sunnyview Drive, approximately one-quarter mile southwest of the intersection with Highway 89 in the Meeks Bay area. (Categorically Exempt pursuant to Section 15305 of the CEQA Guidelines)**

STAFF: Tom Purciel
ACTION:

RECOMMENDATION: Denial
Continued to June 1, 2005

- b. **S04-39 – DOG-WOODS RESORT:** Special use permit to allow for a non-commercial kennel, operating as a three-room boarding and daycare facility for up to fifteen dogs. The property, identified by Assessor's Parcel Number 060-110-42, is zoned Estate Residential Five-Acre (RE-5), consists of 18.45 acres, and is located on the west side of Graybar Mine Road, approximately twenty feet south of the intersection with Highway 193 in the Garden Valley area. (Categorically Exempt pursuant to Section 15303 of the CEQA Guidelines)**

STAFF: Gina Hunter
ACTION:

RECOMMENDATION: Conditional Approval
Conditionally approved

- c. **S04-44 – HOT SHOT RETRIEVERS:** Special use permit to allow for a commercial kennel for the specific intent of breeding and selling dogs. A maximum of 26 dogs would be housed within the kennel. The property, identified by Assessor's Parcel Number 087-190-02, is zoned Residential Agricultural Twenty-Acre, consists of 40.14 acres, and is located on the north side of Settlers Trail, approximately 1.3 mile north of the intersection with South Shingle Road in the Latrobe area. (Categorically Exempt pursuant to Section 15303 of the CEQA Guidelines)**

STAFF: Gina Hunter
ACTION:

RECOMMENDATION: Conditional Approval
Referred to hearing before 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 Categorical Exempt from CEQA (California Environmental Quality Act) pursuant to the above-referenced section, and it is not subject to any further environmental review.