

DEVELOPMENT SERVICES DEPARTMENT

County of
EL DORADO

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

PLANNING
SERVICES



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CONFORMED AGENDA

EL DORADO COUNTY ZONING ADMINISTRATOR

Wednesday, June 6, 2007 - 3:00 P.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: To ensure delivery to the Zoning Administrator prior to the hearing, any written information from the public must be received by Planning Services by Friday the week prior to the meeting. Planning Services 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 3:00 P.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 Planning Services after action has been taken.

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

1. **CALL TO ORDER**
2. **ADOPTION OF AGENDA**

3. **PUBLIC FORUM/PUBLIC COMMENT**

4. **CATEGORICALLY EXEMPT PROJECTS** (Public Hearing) If applicable, a revised agenda identifying specific categorically exempt projects will be posted prior to hearing.

- a. **S07-0001 / V06-0009 – Michael And Kerry Damore:** A variance request to allow a reduction in the front yard setback from 30 feet to 21.5 feet for construction of a swimming pool. In addition, a special use permit has been requested to allow two retaining walls greater than 40 inches in height to be located inside the front yard setback. The walls are 6 to 10 feet tall and are proposed at 11.5 feet from the property line adjacent to Leslie Lane. The walls are approximately 180 feet and 200 feet long and have 80 and 90 foot segments that encroach into the 30 foot front yard setback. These walls are necessary for the development of the proposed on-site single-family residence. The property, identified by Assessor's Parcel Number 110-632-04 consisting of 1.30 acres, is located on the north side of Shoreline Drive, approximately 20 feet west of the intersection with Leslie Lane, in the El Dorado Hills area, Supervisorial District I. (Categorically exempt pursuant to Section 15305 of the CEQA Guidelines)*

STAFF: Tim Chamberlain RECOMMENDATION: Conditional Approval
ACTION: The Zoning Administrator approved S07-0001 and V06-0009 subject to findings and conditions as modified this date.

- b. **S97-0008R – Faith Episcopal Church:** A revision to existing approved Special Use Permit allowing a change in the design of the proposed freestanding chapel building. The original approval allowed a 1,200 square-foot oval structure. The revision would change the chapel to a 1,560 square-foot triangular structure and remove eight (8) of the existing 184 parking spaces. The property, identified by Assessor's Parcel Number 119-280-08 consisting of 9.43 acres, is located on the east side of Country Club Drive, approximately 1.5 mile east of the intersection with Bass Lake Road, in the El Dorado Hills area, Supervisorial District I. (Categorically exempt pursuant to Section 15303(c) of the CEQA Guidelines)*

STAFF: Tim Chamberlain RECOMMENDATION: Conditional Approval
ACTION: The Zoning Administrator approved S97-0008R subject to findings and conditions

- c. **P77-0161C – Van Zant / Andersen / Hogg Family Trust / Walbergh:** A Parcel Map correction to remove a 60 foot non-exclusive road and public utility easement on Parcel B and to remove a cul-de-sac comprised of a 60 foot radius on Parcel C, of Parcel Map 15-120. The property, identified by Assessor's Parcel Numbers 321-080-07, -08, -09, 321-090-08, -09, and -10, consisting of 41.73 acres, is located on the south side of Kathy Lane, approximately two miles south of the intersection with State Route 49 and Wallace Road, in the Gold Hill area, Supervisorial District IV. (Categorically exempt pursuant to Section 15061(b)3 of the CEQA Guidelines)*

STAFF: Roman Anissi RECOMMENDATION: Conditional Approval

ACTION: The Zoning Administrator approved P77-0161C subject to findings and conditions.

- d. **V06-0007 – Teresa J. Winchester / Laura Silvieus:** A request for a variance to allow a reduction in the front setback from 20 feet to zero feet for an existing 443 square foot carport. The property, identified by Assessor's Parcel Number 034-665-17, consisting of 0.49 acre, is located on the south side of Hidatsa Court, approximately 50 feet east of the intersection with Hidatsa Circle, in the Meyers area, Supervisorial District IV. (Categorically exempt pursuant to Section 15305(a) of the CEQA Guidelines)*

STAFF: Jason Ramos

RECOMMENDATION: Conditional Approval

ACTION: The Zoning Administrator approved V06-0007 subject to findings and conditions.

- e. **S07-0012 – John Blevens Trust:** A special use permit to allow the installation of a swimming pool adjacent to an existing single-family residence located within a Timber Preserve (TPZ) Zone District. The property, identified by Assessor's Parcel Number 078-060-16, consisting of 19.79 acres, is located at 5440 Rainbow Ridge Road, approximately 0.5 mile northeast of the intersection with Newtown Road and Pleasant Valley Road, in the Pleasant Valley area, Supervisorial District II. (Categorically exempt pursuant to Section 15303(e) of the CEQA Guidelines)*

STAFF: Brian R. Baca

RECOMMENDATION: Conditional Approval

ACTION: The Zoning Administrator approved S07-0012 subject to findings and conditions.

5. **ADJOURNMENT**

Respectfully submitted,

Roger Trout
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 Services, 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.

**A negative declaration has been prepared for this project and may be reviewed and/or obtained in Planning Services at 2850 Fairlane Court, Placerville, CA 95667, during normal business hours. A negative declaration is a document prepared to satisfy CEQA (California Environmental Quality Act). This document states that there are no significant environmental effects resulting from the project, or that conditions have been proposed which would mitigate or reduce potential negative effects to an insignificant level.