

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 20, 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. **V07-0002 – ALLAN AND ROBIN COLMAN (Davis Group, Frank Ross)**: A request for a variance to allow a reduction in front yard setback from 20 feet to 2 feet. A proposed addition will include; an elevated parking area, a 576 square-foot garage, 536 square-feet of living space below the garage, and a 96 square-foot enclosed breezeway attaching the garage to the residence. The property, identified by Assessor's Parcel Number **016-081-20**, consisting of 0.19 acres (8,110 square-feet), is located on the south side of Meeks Bay Avenue, approximately 500 feet south of the intersection with State Route 89 in the **Meeks Bay area**, Supervisorial District V. (Categorically exempt pursuant to Section 15305(a) of the CEQA Guidelines)*

Staff: Thomas A. Lloyd Recommendation: Conditional Approval

ACTION: The Zoning Administrator **APPROVED V07-0002** based on the findings and conditions contained in the staff report this date.

- b. **S07-0005 – WICHERT-MARCON PROPERTIES, LLC (Keith Eide)**: A special use permit to allow a car dealer with up to ten (10) high-end luxury automobiles inside the premises. Primary sales would be via the Internet. The property, identified by Assessor's Parcel Number **082-412-04**, consisting of 0.73 acre, is located on the east side of 2558 Greenwood Lane, Suites D and E, north of the intersection with Merrychase Drive in the **Cameron Park area**, Supervisorial District I. (Categorically exempt pursuant to Section 15303(c) of the CEQA Guidelines)*

Staff: Patricia Kelly Recommendation: Conditional Approval

ACTION: The Zoning Administrator **APPROVED S07-0005** based on the findings and conditions contained in the staff report this date.

- c. **P02-0003E – SARATOGA COMMERCIAL (Serrano Associates, LLC)**: A request for a two (2) year time extension to an approved Parcel Map (P02-0003). The property, identified by Assessor's Parcel Number **120-690-01**, consisting of 15.069 acres, is located on the north side of Saratoga Way, west of Arrowhead Drive in the **El Dorado Hills area**, Supervisorial District II. (Categorically exempt pursuant to Section 15315 of the CEQA Guidelines)*

Staff: Mel Pabalinas Recommendation: Conditional Approval

ACTION: The Zoning Administrator **APPROVED P02-0003E** based on the findings and conditions contained in the staff report this date.

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.