



COMMUNITY DEVELOPMENT SERVICES PLANNING AND BUILDING DEPARTMENT

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CONFORMED AGENDA

COUNTY OF EL DORADO ZONING ADMINISTRATOR

Wednesday, May 16, 2018 - 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.

Zoning Administrator Agendas, Staff Reports and Supplemental Materials are available on the internet at: http://www.edcgov.us/Government/planning/Pages/zoning_administrator.aspx

All Zoning Administrator hearings are recorded. To obtain a copy of a recording, contact 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. **TENTATIVE PARCEL MAP** (Public Hearing)

- a. **Tentative Parcel Map Correction P91-0050-C/Hasper** submitted by FRANK WILLIAM HASPER to correct recorded parcel map reducing a drainage channel setback line from 100-foot to a 50-foot setback. The property, identified by Assessor's Parcel Number 099-051-53, consisting of 5 acres, is located on the east side of China Camp Drive, approximately 700 feet east of the intersection with Quarry Road and Cedar Ravine Road in the Placerville Area, Supervisorial District 3. (County Planner: Isaac Wolf) (Categorical Exemption pursuant to Section 15305 of the CEQA Guidelines)*

STAFF RECOMMENDATION: Conditional Approval
ACTION: APPROVED

5. **CONDITIONAL USE PERMIT** (Public Hearing)

- a. **Conditional Use Permit S17-0014/Kelley B&B** submitted by BONNIE KELLEY to request a Bed & Breakfast Inn within an existing single-family dwelling, consisting of three guest rooms with a maximum occupancy of 6 people, excluding owners. Special Events such as weddings, fund raisers, music venues will not be held at the site; therefore, excluded from this conditional use permit application. The property, identified by Assessor's Parcel Number 048-050-11, consisting of 11 acres, is located on the south side of Union Ridge Road approximately 0.16 mile north of the intersection with Carson Road in the Apple Hill Area, Supervisor District 3. (County Planner: Efren Sanchez) (Categorical Exemption pursuant to Section 15301 of the CEQA Guidelines)*

STAFF RECOMMENDATION: Conditional Approval
ACTION: APPROVED

6. **ADJOURNMENT**

Respectfully submitted,
ROGER TROUT, Planning and Building Department Director

All persons interested are invited to attend and be heard, or to write their comments. 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 submitted at, or prior to, the public hearing. Any written correspondence should be directed to County of El Dorado Planning and Building Department, 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.