



EL DORADO COUNTY PLANNING SERVICES

John Knight..... District I
John MacCready..... District II
Dave Machado..... District III
Chris Chaloupka District IV
Alan Tolhurst..... District V
Jo Ann Brillisour..... Clerk of the Commission

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A G E N D A

**Regular Meeting of the Planning Commission
July 27, 2006 – 8:30 A.M.
BUILDING C HEARING ROOM
2850 Fairlane Court, Placerville, CA**

Persons wishing to speak on a Consent Calendar item are requested to so advise the Chairman or Clerk prior to 8:30 a.m. 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 general public may address items not on the agenda during Public Forum/Public Comment at 9:00 a.m., providing a request is presented to the Planning Department Office prior to 8:30 a.m. Comments are limited to three minutes per person. The Commission reserves the right to waive said rules by a majority vote. **Please note:** Public Forum/Public Comment is for comment only. No action will be taken on these items unless they are scheduled on a future agenda.

The Planning Commission is concerned that large amounts of written information submitted to the Planning Commission the day of a public hearing might not receive the attention it deserves. To ensure delivery to the Commission prior to the hearing, any written information from the public must be received by the Planning Department by Thursday the week prior to the meeting. The Planning Department cannot guarantee that any FAX or mail received the day of the Commission meeting will be delivered to the Commission prior to any action.

All Planning Commission hearings are tape recorded. Tapes are \$5.00 each, and anyone wishing to purchase a tape may do so by contacting Planning Services after the hearing.

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

8:30 A.M.

1. **CALL TO ORDER**

2. **ADOPTION OF AGENDA**

3. **PLEDGE OF ALLEGIANCE**

4. **CONSENT CALENDAR** (All items on the Consent Calendar are to be approved by one motion unless a Commission member requests separate action on a specific item.)

- a. **Minutes:** July 13, 2006
ACTION:

5. **DEPARTMENTAL REPORTS AND COMMUNICATIONS**

These items will be considered during the day as time permits.

6. **COMMISSIONERS' REPORTS**

9:00 A.M.

PUBLIC FORUM/PUBLIC COMMENT

7. **FINDINGS OF CONSISTENCY** (Public Hearing)

- a. Request submitted by the EL DORADO COUNTY FIRE PROTECTION DISTRICT for a finding of consistency with the General Plan on the annual update to their Capital Improvement Plan.

STAFF (Fire District) **Recommendation:** Find plan consistent with General Plan

ACTION:

- b. Request submitted by the EL DORADO HILLS COUNTY WATER DISTRICT (El Dorado Hills Fire Department) for a finding of consistency with the General Plan on the annual update to their Capital Improvement Plan.

STAFF (Fire District) **Recommendation:** Find plan consistent with General Plan

ACTION:

- c. Request submitted by the GEORGETOWN FIRE PROTECTION DISTRICT for a finding of consistency with the General Plan on the annual update to their Capital Improvement Plan.

STAFF (Fire District) Recommendation: Find plan consistent with
General Plan

ACTION:

- d. Request submitted by the MOSQUITO FIRE PROTECTION DISTRICT for a finding of consistency with the General Plan on the annual update to their Capital Improvement Plan.

STAFF (Fire District) Recommendation: Find plan consistent with
General Plan

ACTION:

- e. Request submitted by the PIONEER COUNTY FIRE PROTECTION DISTRICT for a finding of consistency with the General Plan on the annual update to their Capital Improvement Plan.

STAFF (Fire District) Recommendation: Find plan consistent with
General Plan

ACTION:

8. REZONE/TENTATIVE PARCEL MAP (Public Hearing)

- a. **Z04-0010/P04-0003** submitted by FREDERICK SIMON to rezone property from Exclusive Agricultural (AE) to Estate Residential Ten-acre (RE-10), and tentative parcel map proposing to create two parcels consisting of ten acres each. The property, identified by Assessor's Parcel Number 087-270-31, consists of 20 acres, is located on the west side of Amber Fields Drive, 2,000 feet north of the intersection with South Shingle Road, in the **Shingle Springs area.** (Mitigated negative declaration prepared)*

The **Board of Supervisors** will consider these applications on **August 29, 2006,** at **2:00 p.m.,** in the Supervisors Meeting Room, 330 Fair Lane, Placerville, CA 95667.

The Planning Commission and/or Board of Supervisors may consider other zoning found to be consistent with the County General Plan.

STAFF (Aaron Mount) Recommendation: Recommend approval

ACTION:

9. DESIGN REVIEW (Public Hearing)

- a. **DR05-0025/Diamond Springs Hotel** submitted by AMY and MOON SHIM (Agent: Hubbard Sign Company) to allow re-facing of the existing roof-mounted sign which will measure 7 feet wide by 3-1/2 feet tall and be internally illuminated. Also being requested is a new wall-mounted sign on the east face of

the building, measuring approximately 16 feet wide by 3 feet tall, which will be non-illuminated. The property, identified by Assessor's Parcel Number 054-387-18, consists of 0.22 acre, is located on the south side of Pleasant Valley Road, approximately 100 feet west of the intersection with Diamond Meadows Way, in the **Diamond Springs area**. (Categorically exempt pursuant to Section 15311 of the CEQA Guidelines)**

STAFF (Jonathan Fong) Recommendation: Conditional approval
ACTION:

10. REZONE/PLANNED DEVELOPMENT/TENTATIVE SUBDIVISION MAP
(Public Hearing)

- a. **Z05-0003/PD05-0007/TM05-1394, Sierra Oaks Condominium Conversion** submitted by LA CRESCENTA ASSOCIATION, LLC/GRE MANAGEMENT SERVICES (Agent: Kevin Heeney) to rezone property from Limited Multifamily Residential-Design Control (R2-DC) to Limited Multifamily Residential-Planned Development (R2-PD); development plan to convert an existing 72-unit rental apartment complex into 72 airspace condominium units with common areas under management of a homeowner's association and four units designated as affordable housing for moderate income levels; and tentative subdivision map creating 72 airspace condominium units on one parcel. The property, identified by Assessor's Parcel Numbers 083-053-05 and -06, consists of 3.69 acres, is located on the east side of La Crescenta Drive, approximately 750 feet south of the intersection with Green Valley Road, in the Cameron Park area. (Categorically exempt pursuant to Sections 15305 and 15301(k) of the CEQA Guidelines)**

The **Board of Supervisors** will consider this project on **September 12, 2006**, at **2:00 p.m.**, in the Supervisors Meeting Room, 330 Fair Lane, Placerville, CA 95667.

The Planning Commission and/or Board of Supervisors may consider other zoning found to be consistent with the County General Plan.

STAFF (Lillian Mac Leod) Recommendation: Recommend approval
ACTION:

11. SPECIAL USE PERMITS (Public Hearing)

- a. **S05-0007** submitted by NEXTEL WIRELESS COMMUNICATIONS (Agent: Timothy Miller) to allow the construction and operation of a new wireless tower disguised as a 95-foot monopine. The facility will consist of three antenna sectors with four antennas per sector, three proposed and one future collocation antenna per sector (12 total antennas), and ground equipment within a 35 by 45-foot lease area. The property, identified by Assessor's Parcel Number 043-011-02, consists

of 30.26 acres, is located on the south side of Carson Road, 1,000 feet east of the intersection with Carson Road and U.S. Highway 50, in the **Camino area.** (Negative declaration prepared)*

STAFF (Lillian Mac Leod) Recommendation: Conditional approval
ACTION:

12. **PLANNED DEVELOPMENT** (Public Hearing)

- a. **PD03-0007R1** submitted by the LAKEHILLS COMMUNITY COVENANT CHURCH (Agent: Pastor Ron Short) to revise the approved development plan to relocate the soccer field on Parcel 1 and, in its place, to site the southern parking lot from Parcel 3. The property, identified by Assessor's Parcel Number 107-130-54, consists of 19.81 acres, is located on the north side of White Rock Road, approximately 500 feet east of the intersection with Vine Street, in the **El Dorado Hills area.** (Categorically exempt pursuant to Section 15304 of the CEQA Guidelines)**

STAFF (Lillian Mac Leod) Recommendation: Conditional approval
ACTION:

13. **DETERMINATION OF CONFORMANCE** (Public Hearing)

- a. **Interim Interpretive Guidelines – Policy 7.1.2.1/30 Percent Slopes:** Site Plan Review SPR06-0134 submitted by GREG HAUBNER for a Determination of Conformance for a grading plan for Assessor's Parcel Number 110-633-02. The property is located on the southeast corner of Clear View Drive and North Shoreline Circle (Lot 13/Vista Del Lago, Unit 1), in the **El Dorado Hills area.**

STAFF (Mel Pabalinas) Recommendation: See staff report on file in Planning Services
ACTION:

1:30 P.M.

14. **GENERAL PLAN**

- a. **Draft Interim Guidelines Implementing General Plan:** Policies 7.4.4.4/7.4.4.5 (Oak Woodlands)

STAFF (Steven Hust) Recommendation: For discussion only. No action to be taken.

ACTION:

15. **WORKSHOP – ZONING ORDINANCE UPDATE**

a. Structure and Format

STAFF (Pierre Rivas) Recommendation: No action required
ACTION:

b. Zone Districts

STAFF (Pierre Rivas) Recommendation: No action required
ACTION:

16. **DEPARTMENT OF TRANSPORTATION**

17. **COUNTY COUNSEL’S REPORTS**

18. **DIRECTOR’S REPORTS**

19. **ADJOURNMENT**

Respectfully submitted,
GREGORY L. FUZ, Development Services Director

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

*A negative declaration has been prepared for this project and may be reviewed and/or obtained in Planning Services, 2850 Fairlane Court, Placerville, CA 95667, during normal business hours. A negative declaration is a document filed 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.

**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.

Meetings for the Month of August

August 10, 2006; 8:30 a.m. – Regular
August 24, 2006; 8:30 a.m. – Regular