

DEVELOPMENT SERVICES DEPARTMENT

County of
EL DORADO

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

PLANNING
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MEMORANDUM

DATE: July 14, 2006

TO: Planning Commission

FROM: Roger Trout, Principal Planner

SUBJECT: **PD02-0002R Sundance Mini-Storage**

Z02-0009/ PD02-0002/ S03-0007 was approved by the Board of Supervisors on March 30, 2004 to rezone the 17.83 acre parcel (APN 112-100-44) from Estate Residential Five-Acre (RE-5) to Commercial-Planned Development (C-PD) with a development plan and special use permit for 14 mini-storage buildings and a manager's residence/office.

Foothill Residents for Appropriate Land Use (FALU) filed a lawsuit regarding the County approval. On February 5, 2005 a settlement agreement was entered into by FALU, Sundance, and El Dorado County. The settlement agreement contained a number of changes to the project, subject to approval by the County.

The settlement agreement directed that Sundance submit to the County an application to amend the project and that the application shall only amend the existing approved project as follows:

- | | |
|----------------------------|-------------------------|
| a. Roof Color Modification | f. Manager's Unit |
| b. Signage | g. Fencing |
| c. Landscaping | h. Total Square Footage |
| d. Elevations | i. Project Entrance |
| e. No Build Area | |

Recommendation:

Planning Services staff recommends the Planning Commission take the following action:

1. Approve the revisions to PD02-0002 (PD02-0002-R), based on the findings and conditions in Attachment 1

Attachments

Attachment 1 Amended Conditions of Approval
Attachment 2 Settlement Agreement (portions of pages 3, 4 and 5) with Exhibit "A":
Color selections, sign, landscape narrative
Managers unit elevations (Sheet 6 of 16, 12/17/04)
On-site Grading Plan (Sheet C4, 12/23/04)
Attachment 3 Revised Project Plans:
Site Plan: Sheet STE1, (4/20/06)
Grading Plan: Sheet C4, (4/20/06)
Planting Plan: Sheet L1.1, (6/7/06) (includes proposed sign)
Irrigation Plan: Sheet L1.0 (6/7/06)
Elevations: Sheets S4.1, S4.2, S4.3, S4.4, S4.5 (5/30/06)