



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

2850 Fairlane Court • Placerville, CA 95667
<http://www.co.el-dorado.ca.us/planning>
Phone: (530) 621-5355
Fax: (530) 642-0508

A G E N D A

**Regular Meeting of the Planning Commission
August 24, 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:** August 10, 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. **NONCONFORMING USE** (Public Hearing)
 - a. Consideration of the nonconforming use status of the Olde Coloma Theatre, located at 380 Monument Road, Coloma, CA. The property, identified by Assessor's Parcel Number 006-290-04, is located on the south side of Monument Road, approximately 300 feet west of the intersection with Cold Springs Road, in the **Coloma area.**

STAFF (Peter Maurer) **Recommendation:** Determine non-conforming use status. See staff report on file in Planning Services.

ACTION:
8. **FINDING OF CONSISTENCY** (Public Hearing)
 - a. Sale of a 10-foot by 160-foot section of Assessor's Parcel Number 101-282-09 by EL DORADO COUNTY to the owner of Assessor's Parcel Number 101-282-13 (Kevin Sorbello). The properties are situated north of U.S. Highway 50, along the eastern portion of the 6200 block of Pony Express Trail. The block is bound by Pony Express Trail on the north, Spruce Street on the south, Bonanza Street on the east, and Manzanita Street on the west, in the **Camino/Pollock Pines area.**

STAFF (Roman Anissi) Recommendation: Find request consistent with
General Plan

ACTION:

9. SPECIAL USE PERMITS (Public Hearing)

- a. **S05-0042/Snowline Hospice of El Dorado County, Inc.** to allow the construction of a 15,000 square foot building to be used as a hospice home/administrative space. The administrative space will consist of 8,700 square feet and hospice home 6,300 square feet (6 beds). The property, identified by Assessor's Parcel Number 331-301-15, consists of approximately 8.89 acres, is located on the south side of Pleasant Valley Road/State Route 49, approximately 500 feet east of the intersection of Oakdell Road, in the **El Dorado area.** (Mitigated negative declaration prepared)*

STAFF (Lisa Burke) Recommendation: Conditional approval

ACTION:

**10. GENERAL PLAN AMENDMENT/ZONG CHANGE/PLANNED DEVELOPMENT/
TENTATIVE MAP/TENTATIVE PARCEL MAP (Public Hearing)**

- a. **A06-0003/Z05-0008/PD05-0005/TM05-1400/P05-0014/Special Use Permit S05-0017** submitted by ERIK PILEGAARD/CAMERON PARK VENTURES for the following: 1. General Plan Amendment to modify the boundary between MFR Multi Family Residential (MFR) and Commercial (C) land use designations; 2. Rezone from Estate Residential Ten-acre-Planned Development (RE-10/PD) to Commercial-Planned Development (C-PD) and Limited Multifamily Residential-Planned Development (R2-PD); 3. Tentative map to create 64 duets and three large lots; 4. Development plan to allow a 35 room Alzheimer's unit, 140 units of congregate care, and 64 duet cottages along with an 8,000 square foot clubhouse; and 5. Special use permit for a community care facility. The property, identified by Assessor's Parcel Number 083-350-43, consists of approximately 68 acres, is located on the northeast side of Gabbert Road, approximately 0.25 mile east of the intersection with Gabbert Road and Palmer Drive, in the **Cameron Park area.** (Mitigated negative declaration prepared)*

STAFF (Lisa Burke) Recommendation: Recommend conditional approval

ACTION:

11. ZONING ORDINANCE UPDATE

- a. **Parking and Loading Standards**

STAFF (Lissette Heiser) Recommendation: No action required

ACTION:

12. **GENERAL PLAN**

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

This item was continued from the meeting of August 10, 2006.

STAFF (Steven Hust) Recommendation: Continue discussion of
Guidelines and provide staff with direction.

ACTION:

13. **DEPARTMENT OF TRANSPORTATION**

14. **COUNTY COUNSEL'S REPORTS**

15. **DIRECTOR'S REPORTS**

16. **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.

Meetings for the Month of September

September 14, 2006; 8:30 a.m. – Regular
September 28, 2006; 8:30 a.m. – Regular