

DEVELOPMENT SERVICES DEPARTMENT

County of
EL DORADO

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MEMORANDUM

DATE: January 17, 2008 Agenda of: February 14, 2008
TO: Planning Commission Item #: 13.
FROM: Jonathan Fong, Planning Services
SUBJECT: Highland Professional Center Appeal DR07-0003A

Background:

Design Review DR07-0003S was approved by Planning Services Staff on December 7, 2007. An appeal was filed by the Cameron Park Airport District (CPAD) on December 20, 2007. The CPAD has requested that the conditions of approval be modified to require an eight foot high security fence be constructed to match the existing fencing along the rear of the parcels abutting the Airport Taxi Runway. The appellant states that fencing would be required to ensure the safety of pedestrians in the area and due to Homeland Security. Concern has been expressed that fencing and other proposed structures may intrude into the required 7:1 ratio transitional surface from the centerline of the runway.

Discussion:

The project was deemed complete on May 30, 2007 and was circulated to the affected agencies on June 30, 2007. The Cameron Park Airport, U.S. Federal Aviation Administration (FAA), and the CalTrans Division of Aeronautics were distributed the project and did not provide comments regarding the project.

The applicant has submitted the required applications to the FAA. The project has received a Determination of No Hazard to Air Navigation which states that the proposed building heights would not penetrate the transitional surface of the airport runway.

Based on the pedestrian safety concerns expressed by the CPAD, Planning Services recommends the Planning Commission include the following conditions of approval to the Design Review:

The applicant shall install temporary construction fencing around the property boundaries of the project site. The temporary fencing shall be eight feet tall and shall comply with all height restrictions of the Cameron Park Airport. Planning Services and the Cameron Park Airport District shall review and approve the fencing prior to issuance of a grading permit.

The applicant shall install permanent fencing along the rear of the project site matching the existing fencing in the area. The fencing shall be eight feet in height and shall comply with all height restrictions of the Cameron Park Airport. Planning Services and the Cameron Park Airport District shall review and approve the fencing prior to issuance of final occupancy for the building permits.

Recommendation:

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

1. Deny appeal TUP07-0003A; and
2. Uphold the approval of Design Review DR07-0003S based on the Findings and subject to the Conditions of Approval including the additional conditions of approval included in the Memorandum dated January 17, 2008

SUPPORT INFORMATION

Attachment 1 – Appeal Form
Attachment 2 – Letter of Approval dated December 7, 2007
Attachment 3 – Staff Report