



EL DORADO COUNTY PLANNING COMMISSION

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

Alan Tolhurst, Chair, District V
John MacCready, First Vice Chair, District II
Dave Machado, Second Vice Chair, District III
John Knight, District I
Walter Mathews, District IV

Jo Ann Gillion Clerk of the Commission

A G E N D A

Regular Meeting May 8, 2008 – 8:30 A.M.

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:** April 24, 2008
ACTION:
 - b. **River Use Permit:** Transfer of RUP #27 from Gary Rollinson/Rollinson Adventures, LLC to Bobby Hicks dba American River Adventures, LLC.

Staff: Noah Rucker-Triplett **Recommendation:** Approve one-year provisional permit
ACTION:

END OF APPLICATION CONSENT CALENDAR

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. **GENERAL PLAN AMENDMENTS** (Public Hearing)
 - a. **A07-0013/Z07-0041** submitted by EL DORADO HILLS COMMUNITY SERVICES (Agent: Kent Malonson) to change the land use designation from Public Facilities (PF) to Commercial and rezone the same property from Open Space (OS) to Commercial-Planned Development (C-PD). The property, identified by Assessor's Parcel Number 118-020-01, consisting of 3.85 acres, is located on the east side of Latrobe Road, 1.5 miles south of the intersection with U.S. Highway 50, in the **El Dorado Hills area**, Supervisorial District I. (Negative declaration prepared)*

The **Board of Supervisors** will consider these applications on **June 10, 2008**, 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: Jonathan Fong **Recommendation:** Recommend approval
ACTION:

- b. **A08-0003/P07-0022** submitted by JEFF and JUDY MALM (Agent: Nicole Young) to change the land use designation from Rural Residential (RR) to Low Density Residential (LDR) and tentative parcel map creating four parcels ranging in size from 5.0 to 5.5 acres. The property, identified by Assessor's Parcel Number 092-440-07, consisting of 20.5 acres, is located on the east side of Mica Street, approximately 750 feet north of the intersection with Crystal Boulevard, in the **El Dorado area**, Supervisorial District II. (Mitigated negative declaration prepared)*

The **Board of Supervisors** will consider these applications on **June 10, 2008**, 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: Tom Dougherty **Recommendation:** Recommend approval
ACTION:

- c. **A07-0001/Z07-0003/PD07-0002/TM07-1432/D'Amico Estates** submitted by CECIL WETSEL and JUDY D'AMICO (Engineer: CTA Engineering and Surveying/Olga Sciorelli) to change the land use designation for Assessor's Parcel Numbers 101-240-02 (11.6 acres) and -03 (10.35 acres) from Low Density Residential (LDR) to Medium Density Residential (MDR); rezone Assessor's Parcel Numbers 101-240-02 and -03 from Estate Residential Ten-acre (RE-10) to Single Family One-acre Residential-Planned Development (R1A-PD) and 101-240-45 (25.94 acres) from Single Family One-acre Residential (R1A) to Single Family One-acre Residential-Planned Development (R1A-PD); and development plan and tentative subdivision map proposing to create 28 lots ranging in size from 29,519 to 68,522 square feet with approximately 15.2 acres of open space and 0.3 acre of landscape lots. Design waivers have been requested for the following: a) To reduce the required right-of-way at the turnaround at the end of B Drive from a 60 to a 56 foot wide radius; b) To reduce the width of the right-of-way from 60 to 50 feet for A Drive and a portion of B Drive from A Drive intersection to the end of B Drive c) To reduce the width of the right-of-way from 60 to 44 feet for a portion of B Drive, from Blair Road to the A Drive intersection; d) To reduce the standard 60 foot wide right-of-way and 28 foot wide road width of the one way looped entrance of A Drive to a 40 foot wide right of way and 22 foot wide roadway; and e) Allow the access portions of proposed flag lots, proposed Lot Numbers 6 and 28, to exceed 100 feet in length.

The properties, identified by Assessor's Parcel Numbers 101-220-02, -03, and 101-240-45, consisting of 48.7 acres, are located on the southeast side of Blair Road, approximately 1.25 miles north of the intersection with Pony Express Trail, in the **Pollock Pines area**, Supervisorial District II. (Mitigated negative declaration prepared)*

The **Board of Supervisors** will consider these applications on **June 10, 2008**, 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:

8. **DESIGN REVIEW** (Public Hearing)

Design Review DR07-0004/Odd Fellow Office/Retail submitted by CARL SALCH for two commercial structures totaling 2,872 square feet, 10 parking spaces, and associated landscaping. The property, identified by Assessor's Parcel Number 054-391-18, consisting of 0.23 acre, is located on the north side of State Route 49 (Main Street), at the intersection with Odd Fellows Road, in the **Diamond Springs area**, Supervisorial District III. (Exempt pursuant to Section 15061(b) (3) of the CEQA Guidelines)**

Staff: Aaron Mount Recommendation: Conditional approval
ACTION:

9. **SUBDIVISION MAP/DEVELOPMENT PLAN** (Public Hearing)

TM05-1396/PD90-0002R1/Lake Forest Apartments submitted by **TM05-1396/Development Plan PD90-0002R1/Lake Forest Apartments** submitted by LAKE FOREST APARTMENTS, LLC (Agent: Lebeck Young Engineering, Inc.) to create 372 parcels ranging in size from 200 to 422,379 square feet and revision to the development plan to convert an existing 220 unit rental apartment complex into airspace condominium units, the addition of 8,673 square feet of decks and balconies, 6-foot high wood fences delineating rear yards for ground level units, and 35 garages. The property, identified by Assessor's Parcel Number 110-130-24, consisting of 23.12 acres, is located on the north side of Village Center Drive, approximately 400 feet east of the intersection with Francisco Drive, in the **El Dorado Hills area**, Supervisorial District I. (Categorically exempt pursuant to Sections 15305 and 15301(k) of the CEQA Guidelines)**

Staff: Aaron Mount Recommendation: Conditional approval
ACTION:

10. **GENERAL PLAN UPDATE**

11. **ZONING ORDINANCE UPDATE**

12. **DEPARTMENT OF TRANSPORTATION**
13. **COUNTY COUNSEL'S REPORTS**
14. **DIRECTOR'S REPORTS**
15. **ADJOURNMENT**

Respectfully submitted,
LAWRENCE W. APPEL, Deputy Director of Planning Services

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 May

May 8, 2008; 8:30 a.m. – Regular
May 22, 2008; 8:30 a.m. – Regular