



# 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  
Tom Heflin, Second Vice Chair, District III  
Lou Rain, District I  
Walter Mathews, District IV

Char Tim ..... Clerk of the Commission

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## AGENDA

### **Regular Meeting January 22, 2009 – 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.

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

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**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:** January 8, 2009

**END OF CONSENT CALENDAR**

5. **DEPARTMENTAL REPORTS AND COMMUNICATIONS**

**Election of Officers:** The Commission will elect a Chair, First Vice-Chair, and Second Vice-Chair for 2009.

6. **COMMISSIONERS' REPORTS**

**9:00 A.M.**

**PUBLIC FORUM/PUBLIC COMMENT**

7. **REVOCAION OF RIVER USE PERMIT**

**Revocation of River Use Permit #27** submitted by EL DORADO COUNTY PARKS to approve the revocation of River Use Permit #27 from Bobby Hicks dba American River Adventures and return said permit to the County of El Dorado [*continued from October 23, 2008 & December 11, 2008, hearings*]

Staff: Noah Rucker-Triplett

**Recommendation:** Approval

8. **SPECIAL USE PERMIT**

- a. **S08-0017/Companion Animal Hospital** submitted by CHRIS and ERIN FELTON for a 2,800 square foot animal/veterinary hospital to be located within an existing commercial building. The request includes the placement of wall signs on the north and south side of the building. The property, identified by Assessor's Parcel Number 109-201-16, consisting of 1.54 acres, is located on the north side of Coach Lane, approximately 1,500 feet of the intersection with Cameron Park Drive , located at 3275 Coach Lane, Suites F and G, in the **Cameron Park** area,

Supervisory District II. (Categorical Exemption pursuant to Section 15301 of the CEQA Guidelines)\*\*

Staff: Patricia Kelly

Recommendation: Approval

- b. **S06-0017-R/Bella Vista Bed & Breakfast** submitted by ROBERT and KATHLEEN ASH to revise a special use permit to allow daytime events with acoustic music, including weddings of 75 people or less, at an existing bed and breakfast facility. A maximum of 20 such events would be allowed per year. No commercial kitchen is proposed. This revision would modify existing Condition #6 which prohibits special events. The property, identified by Assessor's Parcel Number 006-480-31, consisting of 5.0 acres, is located on the east side of Cold Springs Road, southwest of the intersection with Kane Hill Road in the **Coloma** area, Supervisory District IV. (Categorical Exemption pursuant to Section 15061(b)3 of the CEQA Guidelines)\*\*

Staff: Thomas Lloyd

Recommendation: Approval

- c. **S85-0070R2** submitted by JEAN and REN REINDERS to amend Condition #5 of the Special Use Permit as follows: A minimum of ~~126~~ 76 on-site parking spaces shall be provided for employees and patrons of the Fudge Factory. A minimum of one handicap accessible parking space shall be provided adjacent to the Fudge Factory building. The applicant shall install directional signs identifying the location of the on-site parking area, ~~and~~ ~~two~~ two employees shall be available to direct vehicles to the parking area that location 11:30 a.m. to 4:00 p.m., ~~weekends and holidays~~ as needed during peak hours. The property, identified by Assessor's Parcel Number 048-160-44, consisting of 10.01 acres, is located on the east side of High Hill Road, approximately one-quarter mile north of the intersection of High Hill Road and Carson Road, in the **Camino area**, Supervisory District III. (Categorical Exemption pursuant to Section 15301 of the CEQA Guidelines)\*\*  
*[continued from December 11, 2008, hearing]*

Staff: Michael Baron

Recommendation: Approval

## 9. **DESIGN REVIEW**

**DR08-0003/The Shops at El Dorado Hills** submitted by PETER L. NAVARRA to construct three (3) commercial buildings totaling 30,628 square feet. Building 1 (Walgreens) would be 13,368 square feet, Building 2 would be 11,539 square feet and Building 3 would be 5,775 square feet. Walgreens would include a 24-hour drive-through pharmacy and an in-store health clinic. The property, identified by Assessor's Parcel Number 120-690-06, consisting of 3.317 acres, is located on the west side of El Dorado Hills Boulevard at the intersection with Saratoga Way in the **El Dorado Hills** area, Supervisory District II. (Mitigated negative declaration prepared)\*

Staff: Gordon Bell

Recommendation: Approval

10. **REZONE/PLANNED DEVELOPMENT/TENTATIVE SUBDIVISION MAP**

**Z07-0010/PD07-0006/TM07-1438** submitted by GREGORY PORTER (Agent: CTA Engineering and Surveying, Inc.) to rezone from Estate Residential Ten-Acre (RE-10) to One-Family Residential-Planned Development (R1-PD); Create 54 residential parcels, ranging in size from 7,965 to 72,208 square feet, including lots designed for open space and landscaping; Seven lots are proposed for open space, landscaping, lift station and future right of way with open space lots consisting of 9.84 acres and 0.79 acres to be used for a lift station and future right of way; Project would be accessed from Beasley Drive and Marble Valley Road; Modify Development Standards of the One-Family Residential (R1) Zone District; Approximately 30% of site would be set aside within dedicated open space lots; and to request the following design waivers: (a) Request to reduce the right-of-way width along portions of A Drive and B Drive to a 35-foot minimum; (b) Request for a 50-foot radius at the knuckle of A Drive; (c) Request for the narrow access portion of Flag Lots No. 53 and No. 54 to exceed 100-feet; (d) Allow a driveway within 25 feet of a radius return, a minimum standard as required by DISM Standard Plan 103A-1; (e) Reduce the minimum 16 foot driveway width as defined in DISM 103A-1 to a 10 foot driveway width for a single car garage and allow for a 16 foot driveway width for a double car garage; and (f) Request for a 100-foot radius at secondary entrance on A Drive. The property, identified by Assessor's Parcel Number 119-020-35, consisting of 32.82 acres, is located on the south side of Marble Valley Road one mile west of the intersection with Flying C Road, in the **Cameron Park area**, Supervisorial District II. (Mitigated Negative Declaration prepared)\* *[continued from October 23, 2008 & December 11, 2008, hearings]*

Staff: Patricia Kelly

Recommendation: Recommend approval

11. **GENERAL PLAN UPDATE**

12. **ZONING ORDINANCE UPDATE**

13. **DEPARTMENT OF TRANSPORTATION**

14. **COUNTY COUNSEL'S REPORTS**

15. **DIRECTOR'S REPORTS**

16. **ADJOURNMENT**

Respectfully submitted,  
ROGER P. TROUT, Director  
Development 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.