



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

Walter Mathews, Chair, District IV
Alan Tolhurst, First Vice-Chair, District V
Lou Rain, Second Vice-Chair, District I
John MacCready, District II
Tom Heflin, District III

Char Tim Clerk of the Commission

AGENDA

Regular Meeting March 12, 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.

**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:** February 26, 2009

END OF CONSENT CALENDAR

5. **DEPARTMENTAL REPORTS AND COMMUNICATIONS**
(Development Services, Transportation, County Counsel)

These items will be considered during the day as time permits.
6. **COMMISSIONERS' REPORTS**

9:00 A.M.

PUBLIC FORUM/PUBLIC COMMENT

7. **REZONE**

Z08-0042 submitted by MARLON GINNEY (Agent: Gene Thorne and Associates) to rezone from One-acre Residential (R1A) to Multifamily Residential-Design Community (RM-DC) for General Plan consistency. The property, identified by Assessor's Parcel Numbers 090-430-21 and -22, consisting of 2.98 acres, is located on the east side of Sunset Lane, approximately 700 feet south of the intersection with Mother Lode Drive, in the Shingle Springs area, Supervisorial District II. (Negative declaration prepared)*

Staff: Shawna Purvines

Recommendation: Recommend approval

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

Z07-0033/PD07-0020/TM07-1448/McCann Subdivision submitted by MICHAEL, ROBYNN, and JOSHUA MCCANN to rezone from Planned Agricultural 20-Acre (PA-20) to One-Family Residential-Planned Development (R1-PD) and Open Space-Planned Development (OS-PD); Development Plan and Tentative Subdivision Map to subdivide parcel into 72 single-family residential parcels ranging in size from 6,002 to 16,809

square feet and one 7.5 acre open space lot; and design waivers have been requested for the following: (a) Allow Lots 17, 18, 20, 21, 48, 50, 51, and 52 to have less than the required lot widths; (b) Allow flag-shaped lots on Lots 17, 18, and 51; and (c) Allow sidewalks to be reduced from six feet to four feet in width. The property, identified by Assessor's Parcel Number 331-420-12, consisting of 24.3 acres, is located approximately 1,600 feet east of the intersection of Truscott Lane and Union Mine Road, in the El Dorado area, Supervisorial District III. (Mitigated negative declaration prepared)*

Staff: Tom Dougherty

Recommendation: Recommend approval, but deny design waivers (a) and (b)

9. SPECIAL USE PERMIT

S07-0020/Pacific House Auto Repair submitted by MARION E. LONG to authorize an automotive service and repair facility, one single wide trailer, two duplexes (each with two units), six storage buildings, four cargo containers, café/bar, and a 12-foot tall sign with 32 square feet of display area advertising automotive service and repair facility. The property, identified by Assessor's Parcel Number 009-140-19, consisting of 4.19 acres, is located on the north side of Peavine Ridge Road, approximately 1,584 feet east of the intersection with U.S. Highway 50, in the Pacific House area, Supervisorial District II. (Categorical Exemption pursuant to Section 15301(d) of the CEQA Guidelines)**
[continued from 1/8/09 meeting]

Staff: Jason Hade

Recommendation: Approval

10. GENERAL PLAN AMENDMENT

A07-0004R initiated by EL DORADO COUNTY to amend the Housing Element of the General Plan adopted by the Board of Supervisors on July 1, 2008 to address comments contained in the State Housing and Community Development Departments (HCD) review letters, dated June 2, 2008 and October 21, 2008, with changes necessary for certification. The amendment consists of modifications to the text and implementation program only. Key revisions-include: Changes to the land inventory, including the addition of a limited number of underutilized parcels, to accommodate the RHNA; additional analysis regarding the needs of extremely low-income households; expanded discussion of known environmental constraints; clarification of how TIM fees are applied to single family and multi-family developments; description of modifications to Measure Y to facilitate multi-family housing (passed by County voters in November 2008); expanded discussions of at-risk housing and emergency housing (required by SB2); and numerous revisions to Implementation Measures to address HCD comments. (Exempt pursuant to Section 15061(b)(3) of the CEQA Guidelines)**

Staff: Shawna Purvines

Recommendation: Recommend approval

11. 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.