



COUNTY OF EL DORADO PLANNING COMMISSION

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

Dave Pratt, Chair, District 2
Walter Mathews, First Vice-Chair, District 4
Tom Heflin, Second Vice-Chair, District 3
Rich Stewart, District 1
Brian Shinault, District 5

Char Tim Clerk of the Planning Commission

CONFORMED AGENDA

Regular Meeting January 9, 2014 – 8:30 A.M.

HEARING ASSISTANCE DEVICES ARE AVAILABLE FOR PUBLIC USE – CONTACT THE CLERK TO THE PLANNING COMMISSION

All Planning Commission hearings are recorded. To obtain a copy of a recording, contact Planning Services or the Clerk after the hearing.

The County of El Dorado is committed to ensuring that persons with disabilities are provided the resources to participate in its public meetings. If you require accommodation, please contact the Clerk to the Planning Commission at 530-621-5355 or via e-mail, planning@edcgov.us.

Persons wishing to speak on a Consent Calendar item are requested to advise the Chair 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 10 minutes to speak; individual comments are limited to 3 minutes; and individuals representing a group are allocated 5 minutes. Except with the consent of the Commission, individuals shall be allowed to speak to an item only once. Upon completion of public comment, the matter shall be returned to the Commission for deliberation. Members of the public shall not be entitled to participate in that deliberation, or be present at the podium during such deliberation, except at the invitation of the Commission for a point of clarification or question by the Commission.

Matters not on the agenda may be addressed by the general public during Public Forum/Public Comment at 9:00am. Comments during Public Forum/Public Comment are limited to 3 minutes per person. The Commission reserves the right to waive said rules by a majority vote. Public Forum/Public Comment is for comment only. No action will be taken on these items unless they are scheduled on a future agenda.

Staff materials related to an item on this agenda submitted to the Commission after distribution of the agenda packet are available for inspection during normal business hours in Planning Services located at 2850 Fairlane Court, Placerville, CA. Such documents are also available on the Commission's Current Agenda webpage subject to staff's ability to post the documents before the meeting.

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, written information from the public is encouraged to be submitted by Thursday the week prior to the meeting. Planning Services cannot guarantee that any FAX or mail received the day of the Commission meeting will be delivered to the Commission prior to any action.

For purposes of the Brown Act, Section 54954.2(a), the numbered items on this agenda give a brief description of each item to be discussed. Recommendations of the staff, as shown, do not prevent the Commission from taking other action.

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:** December 12, 2013
Staff Recommendation: Approve meeting minutes as presented
ACTION: APPROVED (5-0)

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. – TIME ALLOCATION

7. PUBLIC FORUM/PUBLIC COMMENT

8. SPECIAL USE PERMIT (Public Hearing)

S13-0005/Hommel Expanded Home Occupation submitted by SCOTT HOMMEL and LINDA MANGINO to allow an existing accessory structure to be utilized for custom parts fabrication. The property, identified by Assessor's Parcel Number 062-560-12, consisting of 5 acres, is located on the south side of El Bosque Place approximately 225 feet west of the intersection with Dusty Mine Road, in the Volcanoville area, Supervisorial District 4. [*Project Planner: Tom Dougherty*] (Categorical Exemption pursuant to Section 15301 of the CEQA Guidelines)**

Staff Recommendation: Approval

ACTION: APPROVED (5-0)

9. TENTATIVE MAP (Public Hearing)

TM13-1512/Promontory Village Center, Lot D1 submitted by MJM PROPERTIES, LLC (Agents: Michael McDougall, Larry Ito) to request the following: (1) Administrative Modification to the Specific Plan: Change the commercial designation of Lot D to residential; change 3.0 acres of Village 7 at the northeast corner of Village 7 from residential to commercial; and revise the Village Center and Village 7 boundaries to include the proposed 3.0 acres of commercial in the Village Center and Lot C in Village 7; (2) Tentative Map: A tentative subdivision map for Lot D1 creating 67 parcels consisting of 63 residential lots, three open space/landscape lots, and one roadway lot, ranging in size from 2,000 to 75,000 square feet on a proposed 8.01 acre site; and (3) Design Waiver requests to: (a) Reduce internal right-of-ways to 36 and 24 feet; and (b) Increase concrete sidewalk width to 5.8 feet from curb face to back of sidewalk. The property, identified by Assessor's Parcel Numbers 124-070-62, 124-390-04 and 124-390-06, consisting of 8.01 acres, is located on the southeast sides of the intersections of Alexandra Drive and Sophia Parkway, in the El Dorado Hills area, Supervisorial District 1. [*Project Planner: Lillian MacLeod*] (Statutory Exemption pursuant to Section 15182 of the CEQA Guidelines)**

Staff Recommendation: Approval

ACTION: APPROVED (5-0)

10. ADJOURNMENT

Respectfully submitted,
ROGER TROUT, Executive Secretary

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 the County of El Dorado Planning Services, 2850 Fairlane Court, Placerville, CA 95667 or via e-mail: planning@edcgov.us.

**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.