

DEVELOPMENT SERVICES DEPARTMENT

County of
EL DORADO

<http://www.co.el-dorado.ca.us/devservices>

PLANNING
SERVICES



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EL DORADO HILLS OFFICE:

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AGENDA

EL DORADO COUNTY ZONING ADMINISTRATOR

Wednesday, August 6, 2008- 3:00 P.M.

Building C, Hearing Room

2850 Fairlane Court, Placerville, CA

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 Zoning Administrator reserves the right to waive time limitations.

Public Forum/Public Comment: The general public may address items not on the agenda during Public Forum/Public Comment. Comments are limited to five minutes per person. The Zoning Administrator reserves the right to waive time limitations. Please note that Public Forum/Public Comment is for comment only. No action will be taken on these items unless they are scheduled on a future agenda.

Written Information from the Public: To ensure delivery to the Zoning Administrator prior to the hearing, any written information from the public must be received by Planning Services by Friday the week prior to the meeting. Planning Services cannot guarantee that any FAX or mail received the day of the hearing will be delivered to the Zoning Administrator prior to any action.

Project Applicants: It is important that the applicant or applicant's representative attend the hearing no later than 3:00 P.M., as agenda items may be heard out of order and hearings often proceed quickly. If attendance is not possible, the project planner should be contacted prior to the hearing.

All Zoning Administrator hearings are tape recorded. Anyone wishing to purchase a recorded tape for \$5.00 may do so by contacting Planning Services after action has been taken.

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

1. **CALL TO ORDER**
2. **ADOPTION OF AGENDA**
3. **PUBLIC FORUM/PUBLIC COMMENT**
4. **VARIANCES** (Public Hearing)

- a. **V08-0007** submitted by Arnold Brunetti (Agent: Frank Ross/Davis Group) a variance request for reduction of the front yard setback from 20 feet to 14 feet to allow an approximately 64 square foot dining room addition to an existing structure which already encroaches into the required setback. The new construction would not expand the non-conformance as the northeast corner of the existing structure is within nine feet of the property line at its closest point. Assessor's Parcel Number 015-264-15, consisting of 0.14 acres, is located at the SW corner of Fir Street and Second Avenue, in the **Tahoma area**. Supervisorial District V. (Categorically Exempt pursuant to CEQA Section 15305-a)*

STAFF: Thomas Lloyd RECOMMENDATION: Conditional Approval
ACTION:

- b. **V08-0005** submitted by George Visman (Agent: Jerry Visman) to reduce the front yard setback from 30 feet to four feet from the edge of a 50-foot wide road easement (High Hill Road) for an existing 6,180 square foot packing shed and sales structure. The property, identified by Assessor's Parcel Number 048-160-23, consisting of 31.11 acres, is located on the north side of Carson Road, approximately 0.75 miles west of the intersection with U.S. Highway 50, in the **Camino area**. Supervisorial District III. (Categorically Exempt pursuant to Section 15305(a) of the CEQA Guidelines)*

STAFF: Jason Hade RECOMMENDATION: Conditional Approval
ACTION:

- c. **V07-0009** submitted by Louis and Christine Green to allow a reduction in the front yard setback from 30 feet to eight (8) feet to allow construction of a two-story attached residential addition consisting of a 740 square-foot garage structure with 740 square feet of living space above. The property, identified by Assessor's Parcel Number 089-100-32, consisting of 3.35 acres, is located on the south side of Tai Pan Drive, approximately 0.80 miles west of the intersection with Thompson Hill Road, in the **Gold Hill area**. Supervisorial District IV. (Categorically exempt pursuant Sections 15303(e) and 15305(a) of the CEQA Guidelines)*

STAFF: Robert Peters RECOMMENDATION: Conditional Approval
ACTION:

- d. **V08-0004** submitted by Joseph and Ingrid Herrick to allow a reduction in the rear yard setback from 30 feet to 22 feet and the side yard setback from 15 to 12.5 feet to legitimize an existing shed/carport structure which was constructed without benefit of permit within the required setbacks. The property, identified by Assessor's Parcel Number 323-250-45, consisting of 2.01 acres, is located on the east side of Boulder Lane, approximately 157 feet south of the intersection with Cold Springs Road, in the **Placerville area**. Supervisorial District III. (Categorically exempt pursuant Sections 15303(e) and 15305(a) of the CEQA Guidelines)*

STAFF: Robert Peters RECOMMENDATION: Conditional Approval

ACTION:

5. **PARCEL MAP/SPECIAL USE PERMIT** (Public Hearing)

- a. **P07-0026/S07-0030** submitted by Robert Hershey (Agent: Lebeck Young Engineering) to create two (2) five-acre parcels, with a Special Use Permit to allow the existing gate to remain across a road and public utilities easement. The property, identified by Assessor's Parcel Number 104-240-38, consisting of 10.00 acres, is located on the west side of Salmon Falls Road, 400 feet north of the intersection with Dorado Ridge Trail in the **El Dorado Hills area**. Supervisorial District IV. (Mitigated Negative Declaration prepared)**

STAFF: Jonathan Fong RECOMMENDATION: Conditional Approval

ACTION:

6. **ADJOURNMENT**

Respectfully submitted,

Roger P. Trout, Zoning Administrator

All persons interested are invited to attend and be heard, or to write their comments. 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 submitted at, or prior to, the public hearing. Any written correspondence should be directed to El Dorado County 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 at 2850 Fairlane Court, Placerville, CA 95667, during normal business hours. A negative declaration is a document prepared 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 categorically exempt from CEQA (California Environmental Quality Act) pursuant to the above-referenced section, and it is not subject to any further environmental review.

Meetings for the Month of September

September 3, 2008
September 17, 2008