



County of El Dorado

Minutes - Final Zoning Administrator

Planning and Building
Department
2850 Fairlane Court
Placerville, CA 95667
www.edcgov.us
phone: 530-621-5355
fax: 530-642-0508

Wednesday, March 20, 2024

3:00 PM

<https://edcgov-us.zoom.us/j/82070410498>

**2850 Fairlane Court
Building C, Hearing Room
OR
Live Streamed - [Click here to view](#)**

PUBLIC PARTICIPATION INSTRUCTIONS: In accordance with new guidance from the California Department of Public Health, the meeting will be open to the public. The meeting will continue to be live-streamed via Zoom. By participating in this meeting, you acknowledge that you are being recorded.

Members of the public may address the Zoning Administrator in-person or via Zoom to make a public comment. Seating is limited and available on a first-come, first-served basis. The public should call into 530-621-7603 or 530-621-7610. The Meeting ID is 820 7041 0498. Please note you will not be able to join the live-stream until the posted meeting start time.

To observe the live stream of the Zoning Administrator meeting go to <https://edcgov-us.zoom.us/j/82070410498>.

PUBLIC COMMENT PARTICIPATION: If you are joining the meeting via Zoom and wish to make a comment on an item, press the "raise a hand" button. If you are joining the meeting by phone, press *9 to indicate a desire to make a comment. Speakers will be limited to 3 minutes.

Although the County strives to offer remote participation, be advised that remote Zoom participation is provided for convenience only. In the event of a technological malfunction, the only assurance of live comments being received by the Zoning Administrator is to attend in person. Except for a noticed teleconference meeting, the Zoning Administrator reserves the right to conduct the meeting without remote access if there is a malfunction.

If you choose not to observe the Zoning Administrator meeting but wish to make a comment on a specific agenda item, please submit your comments to the Zoning Administrator at planning@edcgov.us. Planning Services cannot guarantee that any public comment received the day of the Zoning Administrator meeting will be delivered to the Zoning Administrator prior to any action.

The Zoning Administrator and Planning staff is here to assist you, please call 530-621-5355 if you need any assistance with the above directions to access the meeting.

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.

Zoning Administrator Agendas, Staff Reports and Supplemental Materials are available on the internet at: <https://eldorado.legistar.com/Calendar.aspx>

All Zoning Administrator hearings are recorded. An audio recording of this meeting will be published on the internet.

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

3:00 P.M.

CALL TO ORDER

Meeting was called to order at 3:00 P.M. by Zoning Administrator Bret Sampson.

ADOPTION OF THE AGENDA

Agenda was Adopted by Zoning Administrator Bret Sampson.

PUBLIC FORUM/PUBLIC COMMENT

There was no public comment.

AGENDA ITEMS

1. [24-0497](#) Hearing to consider Hanewinkel (Variance V23-0003) request to allow a reduction of the front setback from 20 feet to 6 feet 3 inches to allow for the construction of a two-car garage with dwelling space above on property identified Assessor's Parcel Number 081-074-001, consisting of 0.18 acre, is located on the east side of Tionontati Street, approximately 530 feet north of the intersection with Oflyng Drive and Pioneer Trail, in the South Lake Tahoe area, submitted by Sudhausen Design and Draft, Eric Sudhausen; staff recommends the Zoning Administrator take the following actions:
 - 1) Find Variance V23-0003 is covered under the New Construction or Conversion of Small Structures exemption pursuant to CEQA Guidelines Section 15305(a); and
 - 2) Approve Variance V23-0003 based on the Findings, and subject to the Conditions of Approval as presented.(Supervisory District 5)

Approved

This Item was approved by Zoning Administrator Bret Sampson.

2. [24-0498](#) Hearing to consider Robert J. Mathews Parkway Time Extension (Tentative Parcel Map Time Extension P-E23-0002) request for two (2), one-year time extensions to approved Tentative Parcel Map P18-0010 creating four (4) parcels, resulting in a new expiration date of November 6, 2025 on property identified by Assessor's Parcel Number 117-084-016, consisting of 3.76 acres, is located on the west side of Robert J. Mathews Parkway, approximately zero (0) feet north of the intersection with Investment Boulevard, in the El Dorado Hills area, submitted by CSS Properties, LLC; staff recommends the Zoning Administrator take the following actions:
- 1) Find Tentative Parcel Map Time Extension P-E23-0002 Categorically Exempt pursuant to Section 15315 (Minor Land Divisions) of the CEQA Guidelines; and
 - 2) Approve Tentative Parcel Map Time Extension P-E23-0002, extending the expiration date of the approved Tentative Parcel Map by two (2) one-year periods, to November 6, 2025, based on the Findings and subject to the original Conditions of Approval as presented. (Supervisory District 2)

Approved

This Item was approved by Zoning Administrator Bret Sampson.

3. [24-0499](#) Hearing to consider Beam (Tentative Parcel Map P21-0008) request to reconfigure six (6) parcels ranging in size from 19.25 acres to 19.43 acres, for a total of 116.03 acres, resulting in the creation of three (3) new parcels ranging from 36.03 acres to 40 acres in size on property identified by Assessor's Parcel Numbers 061-042-033, 061-042-034, 061-042-035, 061-042-036, 061-042-037, and 061-042-039, consisting of 116.03 acres, is located on the north side of Spanish Dry Diggins Road, approximately 1.3 miles northwest of the intersection with Georgetown Road (State Route 193), in the Georgetown area, submitted by Denton A. Beam; staff recommends the Zoning Administrator take the following actions:
- 1) Adopt the Negative Declaration based on the Initial Study prepared by staff in accordance with the CEQA Guidelines; and
 - 2) Approve Tentative Parcel Map P21-0008 based on the Findings and subject to the Conditions of Approval as presented herein. (Supervisory District 4)

Approved

This Item was approved by Zoning Administrator Bret Sampson.

ADJOURNMENT

Meeting was adjourned at 3:30 P.M. by Zoning Administrator Bret Sampson.

Respectfully submitted,
KAREN L. GARNER, Planning and Building Department Director

All persons interested are invited to participate remotely (following instructions listed under the Public Participation Instructions in this agenda) and be heard or to write their comments to the Zoning Administrator. 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 Zoning Administrator at, or prior to, the public hearing. Any written correspondence should be directed to 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.