



# County of El Dorado

Planning and Building  
Department  
2850 Fairlane Court  
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## Minutes - Draft Planning Commission

*Jon Vegna, Chair, District 1*  
*James Williams, First Vice-Chair, District 4*  
*Amanda Ross, Second Vice Chair, District 5*  
*Vacant, District 2*  
*John Clerici, Member, District 3*

*Julie Saylor, Clerk of the Planning Commission*  
*Tiffany Schmid, Executive Secretary*  
*Breann Moebius, Deputy County Counsel*

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Thursday, September 9, 2021

8:30 AM

**VIRTUALLY - See Agenda  
for Details to View and  
Participate**

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**PUBLIC PARTICIPATION INSTRUCTIONS:** The Meeting Room will be closed to members of the public and all public participation will be handled remotely. Please note you will not be able to join the live stream until the posted meeting start time.

PHONE IN: 1-530-621-7603 or 1-530-621-7610, Meeting ID 919 9981 0494

**WATCH LIVE STREAM:** To observe the live stream of the Planning Commission meeting go to <https://us06web.zoom.us/j/91999810494>

**PUBLIC COMMENT PARTICIPATION:** If you are joining the meeting via zoom and wish to make a comment on an item, press the "raise 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.

By participating in this meeting you acknowledge that you are being recorded.

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

The Clerk 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.

Planning Commission audio recordings, Agendas, Staff Reports, Supplemental Materials and Minutes are available on the internet at: <http://eldorado.legistar.com/Calendar.aspx>

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](mailto:planning@edcgov.us).

All Planning Commission hearings are recorded. An audio recording of this meeting will be published to the website. Please note that due to technology limitations, the link will be labeled as "Video" although only audio will play. The meeting is not video recorded\*\*\*.

\*\*\*This Planning Commission meeting will be recorded via Zoom Webinar and available for Live Web Streaming on the internet (follow instructions listed under the Public Participation Instructions in this agenda).

The Planning Commission is concerned that written information submitted to the Planning Commission the day of the Commission meeting may not receive the attention it deserves. Planning Services cannot guarantee that any FAX, email, or mail received the day of the meeting will be delivered to the Commission prior to action on the subject matter.

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.

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 Meeting Agenda webpage subject to staff's ability to post the documents before the meeting.

## PROTOCOLS FOR PUBLIC COMMENT

Public comment will be received at designated periods as called by the Commission Chair.

Except with the consent of the Commission, individuals shall be allowed to speak to an item only once.

Matters not on the agenda may be addressed by the general public during Public Forum/Public Comment. Comments during Public Forum/Public Comment are limited to three 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.

Public testimony will be received on each agenda item as it is called. Individuals will have three minutes to address the Commission. Individuals authorized by organizations will have three minutes to present organizational positions and perspectives and may request additional time, up to five minutes. At the discretion of the Commission, time to speak by any individual may be extended.

Upon completion of public comment on an agenda item, 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.

Individual Commission members may ask clarifying questions but will not engage in substantive dialogue with persons providing input to the Commission.

If a person providing input to the Commission creates a disruption by refusing to follow Commission guidelines, the Chair of the Commission may take the following actions:

Step 1. Request the person adhere to the Commission guidelines. If the person refuses, the Chair may ask the Clerk to turn off the speaker's microphone.

Step 2. If the disruption continues, the Chair may order a recess of the Commission meeting.

Step 3. If the disruption continues, the Chair may order the removal of the person from the Commission meeting.

**8:30 A.M.**

**CALL TO ORDER / ROLL CALL**

**Meeting was called to order at 8:30 AM by Chair Vegna, with all Commissioners present. All Commissioners attended by remote attendance.**

**Present:** 4 - Commissioner Williams, Commissioner Ross, Commissioner Clerici and Commissioner Vegna

**PLEDGE OF ALLEGIANCE TO THE FLAG**

**ADOPTION OF AGENDA AND APPROVAL OF THE 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 motion was made by Commissioner Clerici, seconded by Commissioner Ross, to Adopt the Agenda and Approve the Consent Calendar.**

**Votes were by roll call.**

**Yes:** 4 - Commissioner Williams, Commissioner Ross, Commissioner Clerici and Commissioner Vegna

**CONSENT CALENDAR**

- 1. 21-1432** Clerk of the Planning Commission recommending the Commission approve the MINUTES of the regular meeting of August 26, 2021.

**Item was Approved on the Consent Calendar.**

**END OF CONSENT CALENDAR**

**DEPARTMENTAL REPORTS AND COMMUNICATIONS (Planning and Building, Transportation, County Counsel)**

**Rob Peters, Deputy Director of Planning, provided the Commission an update on the following: 1) the Board of Supervisors approved the Housing Element Update on August 31, 2021; 2) an Appeal was received for the Serrano Village A14 project and the appeal is tentatively scheduled to be heard by the Board of Supervisors on September 28, 2021; 3) tomorrow, September 10, 2021, the Board of Supervisors will hear an item for an Urgency Ordinance in regards to Caldor Fire Resiliency and Rebuilding; and, 4) no items were submitted for the Commission's September 23, 2021 meeting and it will be cancelled.**

**COMMISSIONERS' REPORTS**

*[Clerk's Note: AKT/Costco project as stated in Commissioner Reports is in regards to: EDH 52 Commercial Center Project (Planned Development PD15-0001/Rezone Z17-0004/Tentative Parcel Map P17-0007/Conditional Use Permit Revision CUP-R21-0024/Lot Line Adjustment LLA21-0009)]*

Commissioner Williams announced that this may be his last Commission meeting. Commissioner Williams expressed that it has been an honor to serve District 4 for the past 6 years and expressed his appreciation and thanks to staff and his fellow Commissioners. Chair Vegna expressed his appreciation for Commissioner Williams' service to the Commission and hopes that he will be able to continue.

Commissioner Ross noted a lot of people in our County are struggling because they have lost their homes to the Caldor fire or are still displaced and noted there are resources available on the County website to help direct the public to help or assistance they may need. Commissioner Ross asked her fellow District 5 residents to please be patient and repopulation will happen once it is safe to do so.

Commissioner Williams questioned staff for confirmation that residents of District 2 should wait at this time in regards to cleanup efforts due to the Caldor fire. Breann Moebius, Deputy County Counsel, noted that the Board of Supervisors are having a Special Meeting tomorrow (September 10, 2021) and noted Environmental Management will be giving an update on these efforts.

Chair Vegna stated that he went to yesterday's (September 8, 2021) scoping meeting for the AKT/Costco project. Chair Vegna acknowledged the sacrifices that our Service Members made who lost their lives in Afghanistan.

Commissioner Clerici questioned the general feel of the scoping meeting for the AKT/Costco project. Chair Vegna noted there was a lot of feedback from the public and some concerns with the project adjoining residential developments.

Commissioner Clerici discussed a friend's personal experience of losing a home to fire, the clean up process, and the patience required for recovery. Commissioner Clerici noted it would be valuable for residents to stay engaged during the process starting with tomorrow's (September 10, 2021) Board of Supervisors meeting.

Commissioner Ross stated the County has an email and a phone number that residents can use to ask questions regarding the Caldor fire. At the end of the meeting, Rob Peters, Deputy Director of Planning, confirmed the email and phone number as: [edccaldorrecovery@edcgov.us](mailto:edccaldorrecovery@edcgov.us) and 530-621-5101.

**PUBLIC FORUM / PUBLIC COMMENT**

There was no public comment.

**AGENDA ITEMS**

**2. 21-1433**

Hearing to consider the Courtside Apartments, Phase II project (Design Review DR21-0006)\*\* to request a Design Review Permit in accordance with the provisions of California Senate Bill No. 35 (affordable housing streamlined approval) for a 24-unit, six-building addition to an existing three building apartment complex (Courtside Manor Apartments). Proposed improvements include 82 off-street parking spaces, landscaping, and open space/common areas. The proposed project is located on property identified by Assessor’s Parcel Number 051-461-067, consisting of 4.5 acres, in the Diamond Springs area, submitted by CTA Engineering & Surveying (Agent: Greg Stedfield); and staff recommending the Planning Commission take the following actions:

- 1) Certify the project to be Statutorily Exempt pursuant to Section 15268, Ministerial Projects, of the CEQA Guidelines;
- 2) Find that the project is consistent with the provisions of SB 35; and
- 3) Approve Design Review Permit DR21-0006, based on the Findings and subject to the Conditions of Approval as presented.

(Supervisory District 3)

*Public Comment: Ruth*

**Chair Vegna opened the hearing and upon conclusion of public comment and staff input, closed the hearing.**

**A motion was made by Commissioner Williams, seconded by Commissioner Clerici, to Approve staff’s recommended actions with the following change:**

**1) Incorporate the revised Conditions of Approval as outlined in Staff Memo dated September 8, 2021.**

**Votes were by roll call.**

**Yes:** 4 - Commissioner Williams, Commissioner Ross, Commissioner Clerici and Commissioner Vegna

**ADJOURNMENT**

**Meeting was adjourned at 10:17 AM by Chair Vegna.**

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 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.