

FROM THE PLANNING COMMISSION MINUTES OF DECEMBER 12, 2013

9. SPECIAL USE PERMIT (Public Hearing)

b. S12-0005/Montano de El Dorado Shopping Plaza Outdoor Music submitted by EL DORADO HILLS PAVILION VENTURE, LLC to allow occasional outdoor amplified music events between 12:00 p.m. to 12:00 a.m. within the common area at the Montano de El Dorado Shopping Plaza. The property, identified by Assessor's Parcel Numbers 118-010-15 and 118-010-16, consisting of 1.67 acres, is located on the southeast corner of the intersection of White Rock Road and Latrobe Road, in the south El Dorado Hills area, Supervisorial District 2. *[Project Planner: Tom Dougherty]* (Categorical Exemption pursuant to Section 15323 of the CEQA Guidelines)**

Tom Dougherty informed the Commission that after further consideration, staff has determined that a Negative Declaration is required and is recommending that the item be continued off-calendar.

Peter Maurer spoke on CEQA and that a Negative Declaration has a public review period which will provide the public an opportunity to comment on the CEQA document, particularly the noise issue. He explained the reasoning for the re-consideration of the CEQA document.

Vinyl Perkins/applicant made the following comments:

- The request is to allow them the ability to compete with Town Center;
- Has tried to appease the neighbors with various mitigation;
- This area is located at the corner of Latrobe and White Rock Roads;
- They will be addressing all music in an upcoming EIR for the expansion of the shopping center; and
- Wants to move forward in receiving approval for this request as this has been going on for years.

Chair Pratt indicated he would like to see the item continued to a date-specific rather than off-calendar.

Chair Pratt closed public comment.

There was no further discussion.

Motion: Commissioner Heflin moved, seconded by Commissioner Mathews, and carried (5-0), to continue the item to the March 13, 2014 meeting.

AYES: Stewart, Shinault, Mathews, Heflin, Pratt

NOES: None