

EL DORADO COUNTY PLANNING COMMISSION
Regular Meeting
September 14, 1995 8:30 A.M.
Building C Hearing Room
2850 Fairlane Court, Placerville, CA 95667

A D D E N D U M

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To be considered after Item 9.

APPEAL (Public Hearing)

- a. **Design Review 95-07**; submitted by BILL VOLLENHALS (Kentucky Fried Chicken, Cameron Park), appealing staff's conditions of approval on DR95-07 pertaining the a maximum sign height of 30 feet, instead of the requested 50-foot sign, and that the sign pole shall be encased on wood with decorative support at the base of the sign. The property, identified by Assessor's Parcel No. 083-340-14, consists of 0.66 acre, is located on the northeast side of Cameron Park Drive, 0.10 mile north from the intersection with U.S. Highway 50, in the **Cameron Park area**.

STAFF (PD) **Recommendation**: Denial

ACTION: Denied appeal on sign height.
Granted appeal on pole design.

REDEVELOPMENT

- a. **Discussion**: Redevelopment process, and the role of the Planning Commission.

STAFF (BP) **Recommendation**: No action necessary

- b. **Discussion**: Preliminary Project Area and Preliminary Plan

STAFF (BP) **Recommendation**: Approval

ACTION: Approved

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A G E N D A

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Persons wishing to speak on a Consent Calendar item are requested to so advise the Chairman 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 ten minutes to speak; individual comments are limited to three minutes; and individuals representing a group are allocated five minutes.

Items not on the agenda may be addressed by the general public during Public Forum/Public Comment at 9:00 a.m., providing a request is presented to the Planning Department Office prior to 8:30 a.m. Comments are limited to five minutes per person. The Commission reserves the right to waive said rules by a majority vote.

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

8:30 A.M.

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ADOPTION OF AGENDA**
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 of August 17 and 24, 1995
5. **DEPARTMENTAL REPORTS AND COMMUNICATIONS**

These items will be considered during the day as time permits.
6. **COMMISSIONERS' REPORTS**

9:00 A.M.

PUBLIC FORUM/PUBLIC COMMENT

7. ZONING BOUNDARY AMENDMENT (Public Hearing)

- a. **Z94-18;** petition submitted by ROBERT and MAYRE AARON and DAROL B. RASMUSSEN (Agent: Don Rippy) to rezone properties from Limited Multifamily Residential-Planned Development (R2-PD) to One-family Residential (R1) Zone. The properties, identified by Assessor's Parcel Nos. 083-465-22, -27, and -28, consist of 4.1 acres, are located on the west side of Mira Loma Drive, at the intersection with Perlett Drive, in the Cameron Park area. (Negative declaration prepared)*

The Board of Supervisors will consider this request on **October 17, 1995**, at **2:00 p.m.**, in the Board Chambers, 330 Fair Lane, Placerville, CA 95667.

The Planning Commission and/or Board of Supervisors may consider other zoning found to be consistent with the County General Plan.

STAFF (JP) Recommendation: Denial

ACTION: Recommended approval

- b. **Z94-19;** petition submitted by CAMERON WOODS ASSOCIATES, INC. (Agent: Don Rippy) to rezone properties from Limited Multifamily Residential-Planned Development (R2-PD) to One-family Residential (R1) Zone. The properties, identified by Assessor's Parcel Nos. 083-463-06 and -07, consist of 1.379 acres, are located on the east side of Cinsant Drive, 200 feet north of the intersection with Perlett Drive, in the Cameron Park area. (Negative declaration prepared)*

The Board of Supervisors will consider this request on **October 17, 1995**, at **2:00 p.m.**, in the Board Chambers, 330 Fair Lane, Placerville, CA 95667.

The Planning Commission and/or Board of Supervisors may consider other zoning found to be consistent with the County General Plan.

STAFF (JP) Recommendation: Denial

ACTION: Recommended approval

- c. **Zoning Boundary Amendment 95-15;** petition submitted by EL DORADO HILLS DEVELOPMENT COMPANY (Agent: Sam Miller) to rezone lands in Village B (TM91-1242R) of the El Dorado Hills Specific Plan as follows: Area A - Open Space (OS) to One-family Residential-Planned Development (R1-PD)—approximately 1.5 acres; Area B - One-family Residential-Planned Development (R1-PD) to Open Space (OS)—approximately 12.0 acres; Area C - Planned Commercial (CP) to One-family Residential-Planned Development (R1-PD)—approximately 0.5 acres; and Area D - Planned Commercial (CP) to Planned Commercial-Planned Development (CP-PD)—approximately 25.7 acres. The properties, identified by Assessor's Parcel Nos. 111-630-01, -02, and 111-710-01, consist of approximately 40 acres, are located north of Serrano Parkway and east of Silva Valley Parkway, in the El Dorado Hills area. (Environmental Impact Report and negative declaration previously adopted)

The Board of Supervisors will consider this request on **October 17, 1995**, at **2:00 p.m.**, in the Board Chambers, 330 Fair Lane, Placerville, CA 95667.

The Planning Commission and/or Board of Supervisors may consider other zoning found to be consistent with the County General Plan.

STAFF (RB) Recommendation: Approval

ACTION: Recommended approval
(Area D: CP-PD to C-PD)

8. GENERAL PLAN/ZONING BOUNDARY AMENDMENT (Public Hearing)

- a. **AZ95-01;** initiated by the EL DORADO COUNTY BOARD OF SUPERVISORS in response to recommendations from the Meyers Community Roundtable to amend the Meyers Community Plan, primarily changing some of the "allowed uses" to uses permitted by "special use permit". (Negative declaration previously adopted)

The Board of Supervisors will consider this item on **October 31, 1995**, at **2:00 p.m.**, in the Board Chambers, 330 Fair Lane, Placerville, CA 95667.

Copies of the proposed amendments are available at the following locations and may be reviewed and/or obtained during normal business hours:

South Lake Tahoe Building Department	Planning Department
3368 Lake Tahoe Boulevard, Suite 301	2850 Fairlane Court
South Lake Tahoe, CA 96150	Placerville, CA 95667

STAFF (RB) Recommendation: Approval

ACTION: Recommended approval

***** END OF MORNING SESSION *****

1:30 P.M.

9. ZONING BOUNDARY AMENDMENT/PLANNED DEVELOPMENT/TENTATIVE SUBDIVISION MAP (Public Hearing)

- a. Zoning Boundary Amendment Z95-12/Planned Development PD95-08//Tentative Map 95-1302 (Quicksilver Estates); petition submitted by EDWIN S. and LORRAINE BEALL (Agent: Gene E. Thorne & Associates, Inc.) to rezone property from Single-family Three-acre Residential (R3A) to One-acre Residential-Planned Development (R1A-PD) Zone; development plan to allow clustering of lots to less than the one-acre minimum of the R1A Zone; and tentative subdivision map proposing to create 15 residential lots, ranging in size from 0.49 to 1.4 acres, and one 7-acre open space parcel on a 21.2-acre site with a design waiver request to allow a Hillside Standard cul-de-sac road without parking bays. The property, identified by Assessor's Parcel No. 042-410-09, is located on Mercury Trail, 200 feet west of Gold Ridge Trail, 1,200 feet from the southern junction of Gold Ridge Trail and Sly Park Road, in the Pollock Pines area. (Negative declaration prepared)*

The Board of Supervisors will consider this request on October 24, 1995, at 2:00 p.m., in the Board Chambers, 330 Fair Lane, Placerville, CA 95667.

The Planning Commission and/or Board of Supervisors may consider other zoning found to be consistent with the County General Plan.

STAFF (RT) Recommendation: Approval

ACTION: Recommended approval

10. COUNTY COUNSEL'S REPORTS

11. DIRECTOR'S REPORTS

12. ADJOURNMENT

Respectfully submitted,
THOMAS A. PARILO, Planning Director

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 Thomas A. Parilo, Director of Planning, 2850 Fairlane Court, Placerville, CA 95667.

*A negative declaration has been prepared for this project and may be reviewed and/or obtained in the Planning Department, 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.

Meetings for the Month of September

September 7, 1995; 8:30 a.m. - Special/General Plan/General Plan EIR

September 14, 1995; 8:30 a.m. - Regular

September 21, 1995; 8:30 a.m. - Special/General Plan/General Plan EIR

**El Dorado County
Planning Commission
2850 Fairlane Court
Placerville, CA 95667**