

File Number: P07-0014-A
Date Received: 10/20/2010

Receipt No.: 26865
Amount: 1000-

APPEAL FORM

(For more information, see Section 17.22.220 of the Zoning Ordinance)

Appeals must be submitted to the Planning Department with appropriate appeal fee. Please see fee schedule or contact the Planning Department for appeal fee information.

APPELLANT Aimee and ^{Judal}~~Skip~~ Lowrey as 45 Guadalupe LLC & Aaron Reeves

ADDRESS 3629 Walker Park Drive, El Dorado Hills, CA 95762

DAYTIME TELEPHONE (916) 9417513

A letter from the Appellant authorizing the Agent to act in his/her behalf must be submitted with this appeal.

AGENT CTA Engineering & Surveying / Olga Sciorelli, P.E.

ADDRESS 3233 Monier Cir., Rancho Cordova, CA 95742

DAYTIME TELEPHONE (916) 638-0919

APPEAL BEING MADE TO: Board of Supervisors Planning Commission

ACTION BEING APPEALED (Please specify the action being appealed, i.e., approval of an application, denial of an application, conditions of approval, etc., and specific reasons for appeal. If appealing conditions of approval, please attach copy of conditions and specify appeal.)

Denial of an application P07-0014 / 45 Guadalupe

The project has met the Goal (7.1) and the Objective (7.1.2.) of the EDC General Plan

to minimize grading and erosion on hillside slopes by implementing structural wall construction

for the proposed residences. The project is in compliance with min R1A zoning setbacks as shown

on the map and it is suitable for the density proposed thus should not be denied.

Att: CTA letter to EDC Zoning Administrator Dated 10/20/2010

DATE OF ACTION BEING APPEALED October 20, 2010


Signature

10/20/2010
Date

17.22.220 Appeals.

- A. Any decision by the approving authority of original jurisdiction may be appealed by the applicant or any other affected party to the next level of jurisdiction by following the procedures set forth in subsection B, below. The hearing body for an appeal shall be as follows:
 - 1. Appeals of action taken by the Planning Director or his designee shall be heard by the Planning Commission.
 - 2. Appeals of action taken by the Zoning Administrator or Planning Commission shall be heard by the Board of Supervisors.
 - 3. All action by the Board of Supervisors shall be final.
- B. An appeal must be filed within ten (10) working days from the decision by the approving authority by completing the appeal form and submitting said form together with the applicable fee as established by resolution of the Board of Supervisors to the Planning Department. The appellant shall clearly identify on the appeal form the specific reasons for the appeal. The hearing body for the appeal shall consider on appeal all issues raised by the appellant. The hearing body may consider other relevant issues related to the project being appealed.
- C. The hearing on an appeal shall be set no more than thirty (30) days from receipt of a completed appeal form and fee. If the Board of Supervisors meeting is canceled for any reason on the date on which the appeal would normally be heard, the appeal shall be heard on the first available regularly-scheduled meeting following the canceled meeting date. The thirty-day time limitation may be extended by mutual consent of the appellant(s) and the appeals body and, once the date and time for the hearing is established the hearing may be continued only by such mutual consent.
- D. In any appeal action brought pursuant to this section the appellant(s) may withdraw the appeal, with prejudice, at any time prior to the commencement of the public hearing. For the purposes of this section, the public hearing shall be deemed commenced upon the taking of any evidence including reports from planning staff. (Ord. 4589 §§2, 5, 2001)

October 20, 2010

Mr. Roger Trout
El Dorado County
Zoning Administrator
28501 Fairlane Court, Bldg. C
Placerville, CA 95667

RE: P07-0014 / 45 GUADALUPE DENIAL OF APPLICATION

Dear Roger:

The appellant disagree with the staff's determination to deny the parcel map application based on inconsistency with the General Plan Policy 7.1.2.1.

45 Guadalupe is an in-fill project in the established El Dorado Hills residential neighborhood. Planning staff has determined that the project would not have a significant effect on the environment and a negative declaration was prepared. The project is also consistent with the existing zoning (R1A).

Staff has requested a placement of Development Envelopes on the bottom of the parcel (70 feet below street level) to comply with General Plan Policy 7.1.2.1., which in the appellant's opinion accomplished the exact opposite - destroying the hillside with access driveways.

As proposed, the project meets the Goal 7.1 (protect soil resources) and Objective 7.1.2 (minimize soil erosion and sedimentation) of the Conservation and Open Space Element of the General Plan that embodies Policy 7.1.2.1 by building at the street level and utilizing structural walls to minimize grading and erosion on 30% slopes and greater. The proposed construction is shown on tentative parcel map.

The Policy 7.1.2.1 is written as one of the implementation measures that could be used to meet the Goal and Objective of the General Plan. We have met the goal and objective by proposing (implementing) structural walls for the proposed residences. Therefore, the project should not be denied, but conditioned as proposed.

Proposed Condition of Approval:

The applicant shall employ structural wall construction for single family residences and other modern construction practices to minimize grading and erosion of the hillside to meet General Plan Objective 7.1.2.

Sincerely,

CTA Engineering & Surveying



Olga Sciorelli, PE

OS:OS/csp

AGENT AUTHORIZATION FORM

We are the owners of the property listed below for which a Tentative Parcel Map application and Appeal are being submitted to El Dorado County, designate Olga Sciorelli, P.E. of CTA Engineering and Land Surveying as our agent for the purpose of processing the above mentioned application and appeal. The property is located in El Dorado Hills, CA

Property APN:
110-460-63

Owner's address:

3629 WALKER PARK
EL DORADO HILLS, CA

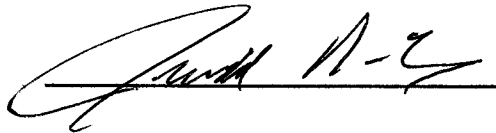
Owner's address:

Agent address:

CTA Engineering & Land Surveying
3233 Monier Circle
Rancho Cordova, CA 95742
(916) 6380919 tel
(916) 638-2479 fax

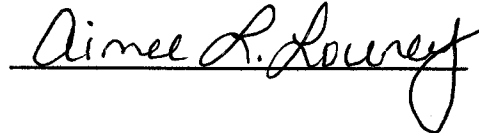
Signature of the Owners

Judd Lowrey
Type or print name



Date 10/18/10

Aimee Lowrey
Type or print name



Date 10/18/10

Type or print name

Date _____

Type or print name

Date _____

Signature of the Agent

CTA Engineering & Surveying

Date _____

AGENT AUTHORIZATION FORM

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Property APN:

110-460-63

Owner's address:

6310 RIO BONITO DR
CARMICHAEL CA
95608

Owner's address:

Agent address:

CTA Engineering & Land Surveying
3233 Monier Circle
Rancho Cordova, CA 95742
(916) 6380919 tel
(916) 638-2479 fax

Signature of the Owners

ARON REEVES
Type or print name



Date 10.19.10

Type or print name

Date _____

Type or print name

Date _____

Type or print name

Date _____

Signature of the Agent

CTA Engineering & Surveying

Date _____

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