



County of El Dorado

Minutes - Final Planning Commission

Community Development
Agency
Development Services
Division
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Rich Stewart, Chair, District 1
Dave Pratt, First Vice-Chair, District 4
Brian Shinault, Second Vice-Chair, District 5
Gary Miller, District 2
Tom Heflin, District 3

Char Tim, Clerk of the Planning Commission

Thursday, March 12, 2015

8:30 AM

Building C Hearing Room

Hearing assistance devices are available for public use - contact the Clerk to the Planning Commission.

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. To obtain a copy of a recording, contact Planning Services or the Clerk after the hearing.

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.

Persons wishing to speak on a Consent Calendar item are requested to advise the Chair 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 10 minutes to speak; individual comments are limited to 3 minutes; and individuals representing a group are allocated 5 minutes. Except with the consent of the Commission, individuals shall be allowed to speak to an item only once. Upon completion of public comment, 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.

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 3 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.

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

The Planning Commission is concerned that large amounts of written information submitted to the Planning Commission the day of a public hearing might not receive the attention it deserves. To ensure delivery to the Commission prior to the hearing, written information from the public is encouraged to be submitted by Thursday the week prior to the meeting. Planning Services cannot guarantee that any FAX or mail received the day of the Commission meeting will be delivered to the Commission prior to any action.

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.

8:30 A.M.

CALL TO ORDER

Present: 4 - Member Heflin, Member Stewart, Member Miller and Member Pratt

Absent: 1 - Member Shinault

ADOPTION OF AGENDA

PLEDGE OF ALLIANCE TO THE FLAG

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.)

1. [15-0220](#) Clerk of the Planning Commission recommending the Commission approve the MINUTES of the regular meeting of February 26, 2015.
A motion was made by Member Heflin, seconded by Member Miller, to Approve the meeting minutes of February 26, 2015 with minor changes, as identified, for Item #3 (Motion #4) and Item 5.

Yes: 3 - Member Heflin, Member Stewart and Member Miller

Absent: 1 - Member Shinault

Abstained: 1 - Member Pratt

- 2. [10-0298](#) Hearing to consider a Finding of Consistency with the El Dorado County General Plan for a General Vacation of a portion of Old Sienna Ridge Road in El Dorado Hills pursuant to Government Code Section 65402 [GOV15-0001] on property identified by Assessor's Parcel Number 123-570-03, in the El Dorado Hills area, submitted by Serrano Associates, LLC; and staff recommending the Planning Commission find that the request for a General Vacation of a portion of Old Sienna Ridge Road in El Dorado Hills is consistent with applicable policies of the adopted 2004 El Dorado County General Plan in accordance with Government Code Section 65402.
(Supervisorial Districts 1 and 2)

A motion was made by Member Heflin, seconded by Member Miller, to Approve this matter.

Yes: 3 - Member Heflin, Member Stewart and Member Miller

Absent: 2 - Member Pratt and Member Shinault

END OF CONSENT CALENDAR

DEPARTMENTAL REPORTS AND COMMUNICATIONS (Development Services, Transportation, County Counsel)

COMMISSIONERS' REPORTS

PUBLIC FORUM / PUBLIC COMMENT

AGENDA ITEMS

3. 15-0221 Hearing to consider the recommendation of the Planning Commission on the Quail Commerce Center project to rezone from Research and Development-Design Control (R&D-DC) to Research and Development-Planned Development (R&D-PD); Development plan to include six commercial condominium lots from four existing commercial structures; and Tentative parcel map creating seven lots ranging in size from 0.116 acre to 2.115 acres [Z14-0010/PD14-0007/P14-0005] on property identified by Assessor's Parcel Number 117-060-35, consisting of 3.101 acres, in the El Dorado Hills area, submitted by FJM Palms Associates; and staff recommending the Board take the following actions:

- 1) Find that the project is Categorically Exempt pursuant to CEQA Guidelines Section 15301 (k);
- 2) Approve Z14-0010 rezoning Assessor's Parcel Number 117-060-35 from Research and Development-Design Control (R&D-DC) to Research and Development-Planned Development (R&D-PD) based on the Findings (Attachment 2B) presented;
- 3) Approve Planned Development PD14-0007, as the official Development Plan, based on the Findings (Attachment 2B) and subject to the Conditions of Approval (Attachment 2C) presented;
- 4) Approve Tentative Parcel Map P14-0005 based on the Findings (Attachment 2B) and subject to the Conditions of Approval (Attachment 2C) presented; and
- 5) Adopt Ordinance for said rezone.
(Supervisorial District 1)

A motion was made by Member Heflin, seconded by Member Pratt, to Recommend Approval to the Board of Supervisors for this project.

Yes: 4 - Member Heflin, Member Stewart, Member Miller and Member Pratt

Absent: 1 - Member Shinault

4. [15-0232](#) Hearing to consider a request for a fitness center and outdoor uses [Special Use Permit S14-0003/Heritage Carson Creek Fitness Center Phase 2 Unit 1]** on property identified by Assessor's Parcel Number 117-570-03, consisting of 4.888 acres, in the El Dorado Hills area, submitted by Lennar Homes of California; and staff recommending the Planning Commission take the following actions:

- 1) Find that the project is exempt from CEQA pursuant to State CEQA Guidelines Section 15182 and
- 2) Conditionally approve Special Use Permit S14-0003 based on the Findings and subject to the Conditions of Approval as presented.
(Supervisorial District 2)

A motion was made by Member Pratt, seconded by Member Miller, to Approve this project with the changes identified in the Staff Memo dated March 10, 2015.

Yes: 4 - Member Heflin, Member Stewart, Member Miller and Member Pratt

Absent: 1 - Member Shinault

5. [15-0222](#) Hearing to consider a request to allow expansion of a home occupation to include three employees in addition to the property owner [Special Use Permit Revision S78-0016-R/Tunnel Electric]** on property identified by Assessor’s Parcel Number 070-250-45, consisting of 2.96 acres, in the Shingle Springs area, submitted by Erik Martin; and staff recommending the Planning Commission take the following actions:
- 1) Find that the project is Categorical Exempt pursuant to CEQA Section 15301; and
 - 2) Approve Special Use Permit Revision S78-0016-R based on the Findings and subject to the Conditions of Approval as presented. (Supervisory District 4)

A motion was made by Member Heflin, seconded by Member Pratt, to Continue item off-calender to coincide with the hearing on the expiration determination of the original Special Use Permit.

Yes: 4 - Member Heflin, Member Stewart, Member Miller and Member Pratt

Absent: 1 - Member Shinault

ADJOURNMENT

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 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.