



# County of El Dorado

Planning and Building  
Department  
2850 Fairlane Court  
Placerville CA 95667  
www.edcgov.us  
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## Minutes - Draft Planning Commission

*Andy Nevis, Chair, District 4*  
*Kris Payne, First Vice-Chair, District 2*  
*Daniel Harkin, Second Vice-Chair, District 5*  
*Brandon Reinhardt, District 1*  
*Lexi Boeger, District 3*

*Aurora Osbual, Clerk of the Planning Commission*  
*Karen L. Garner, Executive Secretary*

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Thursday, February 22, 2024

8:30 AM

<https://edcgov-us.zoom.us/j/89346022227>

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2850 Fairlane Court, Building C, Hearing Room  
Placerville, CA  
OR  
Live Streamed

**PUBLIC PARTICIPATION INSTRUCTIONS:** In accordance with new guidance from the California Department of Public Health, the meeting room will be open to the public. The meeting will continue to be live-streamed via Zoom.

Members of the public may address the Commission in-person or via Zoom to make a public comment. Seating is limited and available on a first-come, first-served basis. The public should call into 530-621-7603 or 530-621-7610. The Meeting ID is 893 4602 2227. Please note you will not be able to join the live-stream until the posted meeting start time. Although the County strives to offer remote participation, be advised that remote Zoom participation is provided for convenience only. In the event of a technological malfunction, the only assurance of live comments being received by the Commission is to attend in person. Except for a noticed teleconference meeting, the Planning Commission reserves the right to conduct the meeting without remote access if there is a malfunction.

To observe the live stream of the Planning Commission meeting go to <https://edcgov-us.zoom.us/j/89346022227>

If you are joining the meeting via Zoom and wish to make a comment on an item, press the "raise a 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 video 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 via Zoom Webinar and available for Live Web Streaming on the internet (follow instructions listed under the Public Participation Instructions in this agenda). A video recording of this meeting will be published to the website.

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. At the discretion of the Commission, time to speak on an item may be extended or shortened for all speakers.

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.

**CALLED TO ORDER / ROLL CALL**

Meeting was called to order at 8:30 A.M. by Chair Nevis, with Commissioner Reinhardt absent.

**Present:** 4 - Commissioner Boeger, Commissioner Harkin, Commissioner Payne and Commissioner Nevis

**Absent:** 1 - Commissioner Reinhardt

**PLEDGE OF ALLEGIANCE TO THE FLAG**

Commissioner Boeger led the 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 Payne, seconded by Commissioner Harkin, to Adopt the Agenda and Approve the Consent Calendar with no changes.

**Yes:** 4 - Commissioner Boeger, Commissioner Harkin, Commissioner Payne and Commissioner Nevis

**Absent:** 1 - Commissioner Reinhardt

**CONSENT CALENDAR**

- 1. [24-0263](#) Clerk of the Planning Commission recommending the Commission approve the MINUTES of the regular meeting of February 8, 2024.

This item was approved on the Consent Calendar.

**Yes:** 4 - Commissioner Boeger, Commissioner Harkin, Commissioner Payne and Commissioner Nevis

**Absent:** 1 - Commissioner Reinhardt

**END OF CONSENT CALENDAR**

**TO AND FROMS:** Commission members may make a brief report on commissioner districts, committee meetings, department matters or make a brief announcement on matters of countywide concern (May be called at any time during the meeting)

Bret Sampson, Planning Manager, reported on the following:  
The March 14, 2024 Planning Commission meeting.

Chair Nevis reported on the following:  
Update on the cannabis ad-hoc committee.

**PUBLIC FORUM / PUBLIC COMMENT**

Public Forum/Public Comment will be heard after the consent calendar. If there are a large number of public participants, the public comment portion may be continued and conclude in a later portion of the meeting.

**AGENDA ITEMS**

- 2. [24-0264](#) Hearing to consider McMann General Plan Amendment (GPA22-0004), Rezone (Z22-0004), Tentative Parcel Map (P22-0010) request for 1) General Plan Amendment from Rural Residential (RR), to Low- Density Residential (LDR); 2) Rezone from Rural Land, Ten-acre (RL-10) to Residential Estate, Five-acre (RE-5); and 3) Tentative Parcel Map to create two (2) five (5)-acre parcels from an existing 10-acre parcel. The property, identified by Assessor’s Parcel Number 102-070-058, consisting of 10 acres, is located on the west side of Deer Valley Road, approximately 1.8 miles northeast of the intersection with Green Valley Road, in the Rescue area, submitted by David McMann; Staff recommends the Planning Commission forward a recommendation to the Board of Supervisors to take the following actions:
  - 1) Adopt the Mitigated Negative Declaration based on the Initial Study prepared by staff in accordance with the CEQA Guidelines;
  - 2) Adopt the Mitigation Monitoring Program in accordance with CEQA Guidelines Section 15074(d), incorporated as Conditions of Approval; and
  - 3) Approve General Plan Amendment GPA22-0004, Rezone Z22-0004, and Tentative Parcel Map P22-0010 based on the Findings and subject to the Conditions of Approval as presented.
 (Supervisory District 4)

*Public Comment: B. Jedelson, K. Germstad*

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

**A motion was made by Chair Nevis, seconded by Commissioner Harkin, to approve staff recommendations 1, 2 and 3.**

**Yes:** 4 - Commissioner Boeger, Commissioner Harkin, Commissioner Payne and Commissioner Nevis

**Absent:** 1 - Commissioner Reinhardt

- 3. [24-0049](#) Hearing to consider Atkins (Variance V23-0001) request to allow a reduction of the front setback from 20 feet to six (6) feet, and a reduction of the western side setback from five (5) feet to three (3) feet to allow for the construction of a two-car garage. The property, identified by Assessor’s Parcel Number 081-132-003, consisting of 0.17 acre, is located on the south side of Player Court, approximately 100 feet east of the intersection with Player Drive, in the South Lake Tahoe area, submitted by Jennifer Quashnick; staff recommends the Planning Commission take the following actions:
  - 1) Find Variance V23-0001 is covered under the New Construction or Conversion of Small Structures exemption pursuant to CEQA Guidelines Section 15303(a); and
  - 2) Approve Variance V23-0001 based on the Findings, and subject to the Conditions of Approval as presented.
 (Supervisory District 5) (cont. 1/11/2023, Item #3)

*Public Comment: P. Lee, C. Lee, J. Christiaens, M. Durkee, B. Copple*

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

**A motion was made by Commissioner Harkin, seconded by Chair Nevis, to adopt staff recommendation 1 and 2, based on the findings and subject to the Conditions of Approval as presented in the following Legistar attachments:**

- 2A - Staff Report PC 02-22-24**
- 2B - Findings**
- 2C - Conditions of Approval**
- 2D - Staff Report Exhibits A-F**

**Chair Nevis stated that he will vote to approve the variance due to the TRPA overlay on the subject property.**

**Yes:** 4 - Commissioner Boeger, Commissioner Harkin, Commissioner Payne and Commissioner Nevis

**Absent:** 1 - Commissioner Reinhardt



**10:00 A.M. - TIME ALLOCATION (Items will not be heard prior to the time stated)**

- 4. [24-0265](#) The Planning Commission and Planning and Building Department, Long Range Planning Unit, holding a Planning Commission public workshop to solicit public and Commission comments on focused amendments to the Zoning Ordinance, as authorized by the Board of Supervisors on July 13, 2021, including specific amendments to Chapter 130.36 (Signs); Chapter 130.39 (Oak Resources Conservation) and Section 130.40.130 (Communications Facilities). This workshop will also solicit public and Commission feedback on the draft Cameron Park Sign Standards, previously authorized by the Board on April 13, 2021.

*Public Comment: G. Helm, L. Campbell, K. Beal*

**Chair Nevis opened the public workshop to solicit public and Commission comments and upon conclusion of public comment and Commission input, closed the public workshop.**

**No action was taken on this item.**

**ADJOURNED**

**Meeting was Adjourned at 2:37 p.m. by Chair Nevis.**

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.