



County of El Dorado

Minutes - Final Planning Commission

Rich Stewart, Chair, District 1
Gary Miller, First Vice-Chair, District 2
Brian Shinault, Second Vice-Chair, District 5
James Williams, District 4
Vacant, District 3

Community Development
Agency
Development Services
Division
2850 Fairlane Court
Placerville CA 95667
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phone:530-621-5355
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Char Tim, Clerk of the Planning Commission

Thursday, January 28, 2016

8:30 AM

Building C Hearing Room

ADDENDUM

Item No. 4 is hereby added to the Agenda Items

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

Planning Commission Agendas, Staff Reports, Supplemental Materials and Minutes are available on the internet at:

<http://eldorado.legistar.com/Calendar.aspx>

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 Meeting 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: 3 - Member Stewart, Member Miller and Member Williams

Absent: 1 - Member Shinault

ADOPTION OF AGENDA

A motion was made by Member Miller, seconded by Member Williams, to Approve the agenda as presented.

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

Absent: 1 - Member Shinault

PLEDGE OF ALLIEGANCE 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. [16-0028](#) Clerk of the Planning Commission recommending the Commission approve the MINUTES of the regular meeting of January 14, 2016. [cont. 01/28/16, Item #1]

There was no quorum for the voting of this item, therefore, it was deferred to the next meeting.

Absent: 1 - Member Shinault

Abstained: 1 - Member Williams

END OF CONSENT CALENDAR

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

COMMISSIONERS' REPORTS

PUBLIC FORUM / PUBLIC COMMENT

AGENDA ITEMS

- 2. [14-0330](#) The Executive Secretary of the Commission recommends the Commission adopt Resolution of Intention 2016-01 to amend the Planning Commission bylaws and provide direction on proposed amendments.

A motion was made by Member Miller, seconded by Member Williams, to Approve Resolution of Intention 2016-01.

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

Absent: 1 - Member Shinault

- 3. [16-0029](#) Clerk of the Planning Commission recommending the Commission elect a Chair, First Vice-Chair, and Second Vice-Chair for 2016, with those selections becoming effective at the next regular meeting.

A motion was made by Member Miller, seconded by Member Williams, to elect Member Stewart as the Chair for 2016.

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

Absent: 1 - Member Shinault

A motion was made by Member Stewart, seconded by Member Williams, to elect Member Miller as the First Vice-Chair for 2016.

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

Absent: 1 - Member Shinault

A motion was made by Member Miller, seconded by Member Williams, to elect Member Shinault as the Second Vice-Chair for 2016.

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

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.

ADDENDUM

AGENDA ITEMS

- 4. [15-1469](#) Hearing to consider the Westmont Living Assisted Living-Memory Care Facility project [Special Use Permit S14-0010]** to allow a two-story 120,213 square foot residential care facility to be built in two phases, with a total of 134 units, on property identified by Assessor’s Parcel Number 117-580-17, consisting of 4.072 acres, located in the El Dorado Hills area, submitted by Lennar Homes; and staff recommending the Planning Commission take the following actions:
 - 1) Find the project is exempt from CEQA pursuant to State CEQA Guidelines Section 15182; and
 - 2) Conditionally approve Special Use Permit S14-0010 based on the Findings and subject to the Conditions of Approval as presented. (Supervisory District 2) (cont. 1/14/16, Item #3)

A motion was made by Member Williams, seconded by Member Miller, to Continue item off-calendar at the request of the applicant and County staff.

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

Absent: 1 - Member Shinault

**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.