



County of El Dorado

Planning and Building
Department
2850 Fairlane Court
Placerville CA 95667
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Minutes - Draft Planning Commission

Andy Nevis, Chair, District 4

Vacant, District 1

Kris Payne, First Vice-Chair, District 2

Lexi Boeger, District 3

Daniel Harkin, District 5

Aurora Osbual, Clerk of the Planning Commission

Karen L. Garner, Executive Secretary

Thursday, July 13, 2023

8:30 AM

<https://edcgov-us.zoom.us/j/82526015053>

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 825 2601 5053. 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/82526015053>

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 by 3:00 PM the Wednesday before the meeting to the Clerk of the Planning Commission at planning@edcgov.us. Planning Services cannot guarantee that any FAX, email, or mail 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.

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.

Present: 5 - Commissioner Vegna, Commissioner Boeger, Commissioner Harkin, Commissioner Payne and Commissioner Nevis

PLEDGE OF ALLEGIANCE TO THE FLAG

Commissioner Vegna 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 Boeger, to Adopt the Agenda and Approve the Consent Calendar with no changes.

Yes: 5 - Commissioner Vegna, Commissioner Boeger, Commissioner Harkin, Commissioner Payne and Commissioner Nevis

CONSENT CALENDAR

1. [23-1239](#) Clerk of the Planning Commission recommending the Commission approve the MINUTES of the regular meeting of June 8, 2023.

This item was Approved on the Consent Calendar.

Yes: 5 - Commissioner Vegna, Commissioner Boeger, Commissioner Harkin, Commissioner Payne and Commissioner Nevis

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)

Robert Peters, Deputy Director of Planning, reported on the following:
Adoption of Long Range Planning Matrix by the Board of Supervisors on June 13, 2023.
Adoption of the Ranch Marketing and Winery Ordinance by the Board of Supervisors on June 20, 2023.
Approval of the Cool Design Review project by the Board of Supervisors on June 27, 2023.

Karen, L. Garner, Director of Planning and Building, reported on the following:
Long Range Planning Matrix heard at the Board of Supervisors meeting.
Requested workshops by the Planning Commission.
Affordable housing task force.
Quarterly department report.

Commissioner Payne reported on the following:
His commitment to District 2 as a commissioner.

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. [23-1285](#) Chair Nevis recommending that the Commission recognize Commissioner Vegna for his many years of service to the Commission and El Dorado County.

Supervisor Hidaahl presented Commissioner Vegna a Certificate of Recognition for his years of service to the Commission and El Dorado County.

3. [23-1241](#) Hearing to consider Missouri Flat Quick Quack Car Wash (Conditional Use Permit and Planned Development Revision Permit CUP22-0008/PD-R22-0002) request for the development and ongoing operation of a new Quick Quack Car Wash facility with associated vacuum facilities as well as parking lot and landscaping improvements. The property identified by Assessor’s Parcel Numbers 327-290-061, 327-290-062, consisting of 1.47 acres, is located on the west side of the intersection between Missouri Flat Road and Plaza Drive, in the unincorporated areas west of Placerville, submitted by Quick Quack Car Wash Holdings, LLC. Staff recommends the Planning Commission take the following actions:
- 1) Find Conditional Use Permit CUP22-0008 and Planned Development Permit Revision PD-R22-0002 to be Categorically Exempt pursuant to Section 15303, New Construction of Conversion of Small Structures, of the CEQA Guidelines; and
 - 2) Approve Conditional Use Permit CUP22-0008, based on the Findings and subject to the Conditions of Approval as presented. (Supervisory District 3)

Public Comment: L. Grado, B. Leitze

A motion was made by Commissioner Boeger, seconded by Commissioner Payne to approve staff recommendation number 1 and staff recommendation number 2, with number 2 being modified to add the revision to the Condition of Approval number 22 and add Condition of Approval #23 and also add approval of the Planned Development Permit Revision PD-R22-0002 to number 2.

Yes: 5 - Commissioner Vegna, Commissioner Boeger, Commissioner Harkin, Commissioner Payne and Commissioner Nevis

4. [23-1032](#) A review of the County's cannabis regulations, to identify issues related to implementation and functionality and recommend to the Board of Supervisors whether changes should be considered. The study session seeks input from any interested party/entity and cannabis industry personnel. (cont. 6/8/23, Item #2)

Public Comment: K. McCarty, D. Schafer, L. Tannenbaum, R. Miller, D. Perez, D. Harde, J. Arroyo, E. Jacobsen, Sue, J. Wark

A motion was made by Commissioner Boeger, seconded by Commissioner Vegna, to accept Staff recommendations A and B from the Staff Memo and reflect the recommendations and voting tally’s detailed by Chair Nevis.

Yes: 5 - Commissioner Vegna, Commissioner Boeger, Commissioner Harkin, Commissioner Payne and Commissioner Nevis

ADJOURNED

Meeting was adjourned at 11:53 A.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.

**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.