



# County of El Dorado

Planning and Building  
Department  
2850 Fairlane Court  
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## Minutes - Draft Planning Commission

*Gary Miller, Chair, District 2*  
*Jon Vegna, First Vice-Chair, District 1*  
*James Williams, Second Vice-Chair, District 4*  
*Jeff Hansen, District 3*  
*Brian Shinault, District 5*

*Char Tim, Clerk of the Planning Commission*

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Thursday, July 25, 2019

8:30 AM

Building C Hearing Room  
2850 Fairlane Court  
Placerville, CA 95667

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

To listen to open session portions of the meeting in real time, dial (530) 621-7607. This specialized dial-in number is programmed for listening only and is operable when the audio system inside the meeting room is activated. Please be advised that callers will experience silence anytime the Commission is not actively meeting, such as during a break period.

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. 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.

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. Individuals authorized by organizations will have three minutes to present organizational positions and perspectives and may request additional time, up to five minutes. At the discretion of the Commission, time to speak by any individual may be extended.

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.

**CALL TO ORDER**

Meeting was called to order at 8:30 A.M. by Chair Miller, with Commissioner Shinault being absent.

**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 Hansen, seconded by Commissioner Williams, to Adopt the Agenda and Approve the Consent Calendar, with Commissioner Miller abstaining from Item #1.

**Yes:** 4 - Commissioner Vegna, Commissioner Williams, Commissioner Hansen and Commissioner Miller

**Absent:** 1 - Commissioner Shinault

**CONSENT CALENDAR**

- 1. **19-1088** Clerk of the Planning Commission recommending the Commission approve the MINUTES of the regular meeting of July 11, 2019.

Item was Approved on the Consent Calendar, with Commissioner Miller abstaining.

**END OF CONSENT CALENDAR**

**DEPARTMENTAL REPORTS AND COMMUNICATIONS (Planning and Building, Transportation, County Counsel)**

Tiffany Schmid, Planning and Building Department Director, reported that the Board of Supervisors denied the appeal on the AT&T wireless facility, thereby upholding the Planning Commission's decision of approval, but did add an additional Condition of Approval.

**COMMISSIONERS' REPORTS**

There were no Commissioners' Reports.

**PUBLIC FORUM / PUBLIC COMMENT**

There was no Public Comment.

**AGENDA ITEMS**

- 2. 19-0934** Hearing to consider the Sierra Sunrise project (Tentative Subdivision Map TM17-1532)\* to create seven single-family lots ranging in size from 17,329 to 21,779 square feet, one single-family lot of approximately 261,280 square feet, and one roadway lettered lot; and Design Waivers of the El Dorado County Design and Improvement Standard Manual for modifications of subdivision road improvement Standard Plan 101B on property identified by Assessor’s Parcel Numbers 116-030-28 and 116-030-30, consisting of 10 acres, in the Cameron Park area, submitted by Pacific States Development Corporation; and staff recommending the Planning Commission take the following actions:
- 1) Adopt the Negative Declaration based on the Initial Study prepared by staff;
  - 2) Approve Tentative Subdivision Map TM17-1532 based on the Findings and subject to the Conditions of Approval as presented; and
  - 3) Approve Design Waivers of the El Dorado County Design and Improvement Standards Manual for modifications of subdivision road improvement Standard Plan 101B including:
    - (a) Flag Lot 8: Increase allowed narrow access portion of flag lot from 100 feet to 232 feet in length; and
    - (b) Asphalt Dike: Allow Woodleigh Lane to remain Asphalt Dike in lieu of Concrete Curb and Gutter along project frontage
- (Supervisory District 2) (cont. 6/27/19, Item #3)

*Public Comment: K. Cooksy, D. Nickson, K. Purcell*

**Chair Miller opened the public hearing and upon conclusion of the public comment, closed the public hearing.**

**A motion was made by Commissioner Williams, seconded by Commissioner Hansen, to Approve staff’s recommended actions with the following amendments: (a) Modify Condition of Approval 14 to clarify that a concrete curb and gutter will be installed on the project’s frontage; (b) Add new Condition of Approval (12) to place a Notice of Restriction on Lot 8; and (c) Include changes identified in the Staff Memo dated July 24, 2019, which includes the removal of the Design Waiver Request for Asphalt Dike (recommended action 3.b).**

**Yes:** 4 - Commissioner Vegna, Commissioner Williams, Commissioner Hansen and Commissioner Miller

**Absent:** 1 - Commissioner Shinault

- 3. 19-0810** Hearing to consider the El Dorado Senior Resort project (Conditional Use Permit CUP18-0009)\* to allow the construction and operation of a senior living development consisting of a 74-unit assisted living/memory care facility; a 64-unit independent apartment complex with club house; nine single family attached homes; one 5,000 square foot commercial building (2-story); one 2,500 square foot commercial building (2-story); approximately 30 percent open and recreational space; 228 parking spaces of which 128 will be underground; and both wall and monument signage on property identified by Assessor’s Parcel Numbers 331-221-30 and 331-221-32, consisting of 8.2 acres, in the El Dorado area, submitted by Jim Davies; and staff recommending the Planning Commission take the following actions:
- 1) Adopt the Mitigated Negative Declaration based on the Initial Study prepared by staff;
  - 2) Adopt the Mitigation Monitoring Reporting Program in accordance with California Environmental Quality Act Guidelines Section 15074(d), incorporated as Conditions of Approval; and
  - 3) Approve Conditional Use Permit CUP18-0009 based on the Findings and subject to the Conditions of Approval as presented.
- (Supervisory District 3) (cont. 5/23/19, Item #4)

*Public Comment: L. Locken, J. Edwards, L. Rose, unnamed male, M. Plubell*

**Chair Miller opened the public hearing and upon conclusion of the public comment, closed the public hearing.**

**A motion was made by Commissioner Hansen, seconded by Commissioner Williams, to Continue this item off-calendar.**

**Yes:** 4 - Commissioner Vegna, Commissioner Williams, Commissioner Hansen and Commissioner Miller

**Absent:** 1 - Commissioner Shinault

**ADJOURNMENT**

**Meeting was adjourned at 9:56 A.M. by Chair Miller.**

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.