

FROM THE MINUTES OF FEBRUARY 22, 2007

12. ORDINANCE AMENDMENT (Public Hearing)

OR07-0002 initiated by the El Dorado County Planning Commission to consider amending Chapter 17.22 of the County Code, Site Plan Review, to include a General Plan Consistency Analysis. (General Plan FEIR [SCH2001082030])

Staff: Larry Appel presented this item in the absence of Roger Trout. Staff recommended approval to the Board of Supervisors.

Art Marinaccio said there was no worse idea that anyone came up with in the General Plan process than the conformity review process. With this amendment you are making building permits discretionary. It is a bad idea. The Commission should pass the amendment on to the Board but should recommend it not be adopted.

Commissioner Mathews said Mr. Marinaccio brings up a good point. Why put another layer of bureaucracy on a building permit? Mr. Appel said all jurisdictions he has worked for had this type of review. A building permit should also be consistent with the adopted plan.

Commissioner Machado asked if you build a single family residence or add on to your residence, what the process would be after this ordinance is adopted versus now. Mr. Appel explained.

Paula Frantz, County Counsel, said this amendment is time critical in that the urgency ordinance expires in March. Unless there is an ordinance in place, it would be hard to approve building permits. She further explained.

Commissioner Machado said perhaps the Commission should pass this on today and ask that Mr. Appel give the consistency information to the Commissioners. Mr. Appel said he would come back to the Commission, perhaps with someone from the Permit Center, and explain the process. Chair Knight asked that it be placed on the agenda of March 22, 2007.

MOTION; COMMISSIONER MACHADO, SECONDED BY COMMISSIONER MATHEWS AND UNANIMOUSLY CARRIED, IT WAS MOVED TO FORWARD A RECOMMENDATION THAT THE BOARD OF SUPERVISORS CERTIFY THAT THE AMENDMENT IS CONSISTENT WITH THE GENERAL PLAN FEIR (SCH 2001082030) AND APPROVE OR07-0002, AMENDING CHAPTER 17.22 OF THE COUNTY CODE, SITE PLAN REVIEW, TO INCLUDE A GENERAL PLAN CONSISTENCY ANALYSIS, BASED ON THE FINDINGS PROPOSED BY STAFF.

ATTACHMENT 2