



# County of El Dorado

Planning and Building  
Department  
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## Minutes - Draft Planning Commission

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

*Char Tim, Clerk of the Planning Commission*

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Thursday, June 22, 2017

8:30 AM

Building C Hearing Room

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

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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.

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, email, or mail received the day of the Commission meeting will be delivered to the Commission prior to any 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.

**8:30 A.M.**

**CALL TO ORDER**

Meeting was called to order at 8:30 A.M. by Commissioner Miller.

**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 Vegna, to Adopt the Agenda and Approve the Consent Calendar.

**Yes:** 3 - Commissioner Miller, Commissioner Hansen and Commissioner Vegna

**Absent:** 2 - Commissioner Shinault and Commissioner Williams

**CONSENT CALENDAR**

- 1. **17-0650** Clerk of the Planning Commission recommending the Commission approve the MINUTES of the regular meeting of June 8, 2017.

Item was Approved on the Consent Calendar.

**END OF CONSENT CALENDAR**

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

There were no Departmental Reports

**COMMISSIONERS' REPORTS**

There were no Commissioners' Reports.

**PUBLIC FORUM / PUBLIC COMMENT**

*Public Comment: S. Taylor*

**AGENDA ITEMS**

- 2. 17-0651** HEARING - To consider the Diamond Springs Village Apartments project (Planned Development PD17-0002)\* for the construction of ten multi-unit residential buildings and one community building totaling 81 multifamily residential units including one on-site manager unit on property identified by Assessor’s Parcel Number 051-461-59, consisting of 10.7 acres, in the Diamond Springs area, submitted by Sergei Oleshko; 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 the California Environmental Quality Act Guidelines Section 15074(d), incorporated as Conditions of Approval; and
  - 3) Approve Planned Development PD17-0002 based on the Findings and subject to the Conditions of Approval as presented.
- (Supervisorial District 3)

*Public Comment: A. Morrison, B. Smart, S. Taylor, R. Lewis, L. Murray, R. Aikin, L. Parlin*

**A motion was made by Commissioner Hansen, seconded by Commissioner Miller, to Approve staff’s recommended actions with the following amendments: (a) Modify Condition of Approval #11 as shown in the Staff Memo dated 06-21-17; and (b) Modify Condition of Approval #32 to state "...shall extend the sidewalk on the south and north side of Service Drive..."**

**Yes:** 3 - Commissioner Miller, Commissioner Hansen and Commissioner Vegna

**Absent:** 2 - Commissioner Shinault and Commissioner Williams

**3. 15-1470**

HEARING - To consider the Piedmont Oak Estates project (Rezone Z12-0010/Planned Development PD12-0002/Tentative Subdivision Map TM12-1510)\* on property identified by Assessor's Parcel Numbers 051-550-40, 051-550-58, 051-550-48, and 051-550-51, consisting of 25.86 acres, in the Diamond Springs area, submitted by Jim Davies and Terri Chang; and staff recommending the Planning Commission recommend the Board of Supervisors take the following actions:

- 1) Adopt the Mitigated Negative Declaration based on the Revised 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;
- 3) Approve Z12-0010 rezoning portions of the following, based on the Findings presented:
  - (a) Assessor's Parcel Number 051-550-58: Approximately 5.05 acres of Single Unit Residential-Planned Development to Open Space-Planned Development; and approximately 0.24 acre of Single Unit Residential-Planned Development to Community Commercial-Planned Development;
  - (b) Assessor's Parcel Number 051-550-40: Approximately 1.44 acres of Single Unit Residential-Planned Development to Open Space-Planned Development;
  - (c) Assessor's Parcel Number 051-550-48: Approximately 0.57 acre of Single Unit Residential-Planned Development to Open Space-Planned Development; and
  - (d) Assessor's Parcel Number 051-550-51: Approximately 1.22 acres of Single Unit Residential-Planned Development to Open Space-Planned Development;
- 4) Approve Planned Development PD12-0002 establishing the official Development Plan for Piedmont Oak Estates subdivision based on the Findings and subject to the Conditions of Approval as presented;
- 5) Approve Tentative Subdivision Map TM12-1510 consisting of 75 residential lots (20 custom and 55 clustered), one lift station lot, one road lot, 12 private access lots, six open space lots, one commercial lot, and seven remainder lots, based on the Findings and subject to the Conditions of Approval as presented; and
- 6) Approve the Design Waiver for the construction of sidewalks on both sides of the road with reduced widths from 8-foot to 6-foot (along Commercial area frontage) and 6-foot to 4-foot (along residential subdivision). (Supervisory District 3) (cont. 5/11/17, Item #5)

*Public Comment: K. Elder, A. Morrison, B. Smart, S. Parker, R. Boylan, S. Taylor, R. Aikin*

**A motion was made by Commissioner Hansen, seconded by Commissioner Vegna, to recommend Approval to the Board of Supervisors of staff's recommended actions with the following amendment: (a) Modify Condition of Approval #16, Table 1, to increase road width for Roads B and C from 28 feet to 36 feet.**

**Yes:** 3 - Commissioner Miller, Commissioner Hansen and Commissioner Vegna

**Absent:** 2 - Commissioner Shinault and Commissioner Williams

- 4. 17-0659**      WORKSHOP - Chief Administrative Office, Parks Division requesting a workshop to discuss proposed changes to the El Dorado County River Management Plan. This item is for discussion purposes only.

*Public Comment: N. Rangel, G. Gilmore, E. Rosovich, M. Tall, K. Mulvaney, D. Kruse, M. Lane*

**No Action Taken.**

## **ADJOURNMENT**

**Meeting was adjourned at 12:45 P.M. by Commissioner 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.