

FROM THE PLANNING COMMISSION MINUTES OF NOVEMBER 12, 2015

AGENDA ITEMS

- 6. 15-1212** Hearing to consider the Dryden project [Rezone Z15-0001/Parcel Map P15-0001]* for the following requests: 1) Rezone from Tahoe Commercial (CT) to Tahoe One-family Residential (TR1); 2) Tentative Parcel Map to create four parcels, and 3) Design Waivers of the El Dorado County Design and Improvement Standard Manual (DISM) road standards on property identified by Assessor's Parcel Number 016-410-10, consisting of 16.63 acres, located in the Meeks Bay area, submitted by John and Kirsten Dryden; and staff recommending the Planning Commission recommend to the Board of Supervisors to take the following actions:
- 1) Adopt the Negative Declaration, based on the Initial Study prepared by staff;
 - 2) Approve Rezone Z15-0001 based on the Findings;
 - 3) Approve Tentative Parcel Map P15-0001 based on the Findings and subject to the Conditions of Approval as presented; and
 - 4) Approve the following Design Waivers from the Design and Improvement Standards Manual (DISM) as the Findings could be made:
 - (a) Roadway width minimum of 18 feet per Standard Plan 101C to be reduced to 12 feet for connecting road to proposed Lots 1, 2, and 4;
 - (b) Right of way width minimum of 50 feet per Standard Plan 101C to be reduced to 20 feet for connecting road to proposed Lots 1, 2, and 4;
 - (c) Roadway structural requirement of 2.5 inches of hot mix asphalt over 6 inches of class 2 aggregate base per Standard Plan 101C to be waived; and
 - (d) The requirement for a fire turnout on Lot 4 per El Dorado County Standard Plan to be waived.
- (Supervisorial District 5)

Joe Prutch presented the item to the Commission with a recommendation of approval to the Board of Supervisors.

Mr. Prutch went over each Design Waiver as requested by Commissioner Stewart.

Commissioner Stewart concerned with the 18 foot road width and that there was not a response from the fire district. Mr. Stewart also concerned about future residence being built at the end of the road.

David Livingston, County Counsel - explained that right now the project is for the creation of the parcel.

Dave Spiegelberg, Transportation - explained the 18 foot width is consistent with fire code standards and Transportation relies on fire district approval.

Ed Lupyak, agent – Stated these design waivers are for this subdivision map and any future development would require Tahoe Regional Planning Agency (TRPA), Building Permit and Fire District review and approval.

Commissioner Stewart and Commissioner Miller were both concerned with the road width and public safety in case of a fire.

David Livingston, County Counsel - re-sited the Minor Land Development Ordinance 120.40.010 to the Commission.

Ensued discussion regarding the Design Waivers.

There was no further discussion.

Motion: Commissioner Miller moved, seconded by Commissioner Pratt, and carried (4-0), to recommend the Board of Supervisors take the following actions: 1) Adopt the Negative Declaration, based on the Initial Study prepared by staff; 2) Approve Rezone Z15-0001 based on the Findings; 3) Approve Tentative Parcel Map P15-0001 based on the Findings and subject to the Conditions of Approval as presented; and 4) Approve the following Design Waivers from the Design and Improvement Standards Manual (DISM) as the Findings could be made: (a) Roadway width minimum of 18 feet per Standard Plan 101C to be reduced to 12 feet for connecting road to proposed Lots 1, 2, and 4; (b) Right of way width minimum of 50 feet per Standard Plan 101C to be reduced to 20 feet for connecting road to proposed Lots 1, 2, and 4; and (c) Roadway structural requirement of 2.5 inches of hot mix asphalt over 6 inches of class 2 aggregate base per Standard Plan 101C to be waived; and 5) Deny the Design Waiver request for the requirement for a fire turnout on Lot 4 per El Dorado County Standard Plan to be waived.

AYES: Heflin, Pratt, Miller, Stewart
NOES: None
ABSENT: Shinault