



# County of El Dorado

Planning and Building  
Department  
2850 Fairlane Court  
Placerville CA 95667  
www.edcgov.us  
phone:530-621-5355  
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## Minutes - Final Planning Commission

*Bob Williams, Chair, District 2*  
*Patrick J. Frega, First Vice-Chair, District 5*  
*Jeff Hansen, Second Vice-Chair, District 3*  
*David Spaur, District 1*  
*Andy Nevis, District 4*

*Rhiannon Guilford, Clerk of the Planning Commission*  
*Karen L. Garner, Executive Secretary*

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Thursday, March 13, 2025

8:30 AM

<https://edcgov-us.zoom.us/j/88050201120>

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2850 Fairlane Court, Building C Hearing Room, Placerville, CA 95667

### ADDENDUM

Teleconferencing Location Added:

El Dorado Center

3368 Lake Tahoe Blvd # 102,

South Lake Tahoe, CA 96150

**PUBLIC PARTICIPATION INSTRUCTIONS:** The Planning Commission meeting room will be open to the public. The meeting will continue to be live-streamed via Zoom.

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.

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 880 5020 1120. Please note you will not be able to join the live-stream until the posted meeting start time. To observe the live stream of the Planning Commission meeting go to: <https://edcgov-us.zoom.us/j/88050201120>

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 to the Clerk of the Planning Commission at [planning@edcgov.us](mailto:planning@edcgov.us). Planning Services cannot guarantee that any public comment 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 instructions to access the meeting.

Planning Commission video recordings, agendas, staff reports, supplemental materials and meeting 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 of the Planning Commission at 530-621-5355 or via e-mail, [planning@edcgov.us](mailto:planning@edcgov.us), preferably no less than 24 hours in advance of the meeting.

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. The Clerk of the Planning Commission 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.

Materials related to an item on this agenda submitted to the Planning 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.

**CALL TO ORDER / ROLL CALL**

Chair Williams called the meeting to order at 8:30 A.M. Commissioners Hansen and Nevis were absent, and Commissioner Frega participated from the Teleconferencing Location.

**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.)

*No Public Comment*

A motion was made by Commissioner Spaur, seconded by Commissioner Williams, to Adopt the Agenda and Approve the Consent Calendar with no changes.

**Yes:** 3 - Commissioner Frega, Commissioner Spaur and Commissioner Williams

**Absent:** 2 - Commissioner Nevis and Commissioner Hansen

**CONSENT CALENDAR**

- 1. [25-0395](#) Clerk of the Planning Commission recommending the Commission approve the MINUTES of the regular meeting of February 27, 2025.  
This item was approved on the Consent Calendar.

**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:  
The March 27 Planning Commission Meeting.

Commissioner Spaur reported on the following:  
The El Dorado Hills Area Planning Advisory Committee meeting.

Chair Williams reported on the following:  
His meetings with Staff and The El Dorado Hills Area Planning Advisory Committee meeting.

**PUBLIC FORUM / PUBLIC COMMENT**

*Public Comment: D. Getz, P. Kelly, No name given, T. Mccann*

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. [25-0388](#) Hearing to consider Proposed Promontory Specific Plan (PSP) Rezone (SP-R23-0002) for Lot 39 as identified on the Promontory Village 6B Tentative Map from Promontory Hillside Large Lot (PRHLL) to Promontory Large Lot (PRL). The property, identified by Assessor’s Parcel Number 124-230-001, consisting of 0.59 acre, is located within the PSP, between Capetanius Drive and Beatty Drive approximately 285-feet north of the intersection between Powers Drive and Beatty Drive, in the unincorporated community of El Dorado Hills, submitted by SCOTT STORY; Staff recommends the Planning Commission forward a recommendation to the Board of Supervisors to take the following actions:
  - 1) Approve the CEQA Exemption consistent with Section 15305 of the CEQA Guidelines pursuant to Section 21083 and 21084 of the California Public Resources Code;
  - 2) Approve the proposed amendment to the Promontory Specific Plan which would allow for the Rezone of Lot 39 as identified on the Promontory Village 6B Tentative Map; and
  - 3) Approve the proposed Rezone of Lot 39 as identified on the Promontory Village 6B Tentative Map from PRHLL to PRL as presented by staff.
 (Supervisory District 1)

*Public Comment: D. Getz, K. Payne, L. Campbell, S. Ferry, S. Taylor*

**Chair Williams opened the public hearing and upon conclusion of public comment and staff input, closed the public hearing.**

**A motion was made by Commissioner Spaur, seconded by Commissioner Frega, to approve staff recommendations 1, 2 and 3.**

**Yes:** 3 - Commissioner Frega, Commissioner Spaur and Commissioner Williams

**Absent:** 2 - Commissioner Nevis and Commissioner Hansen

3. [25-0386](#) Hearing to consider EDH Hobby Condos (Planned Development PD23-0001) request to allow the construction and operation of a single structure 43-unit flex storage/condominium and leasing office. The property, identified by Assessor’s Parcel Number 121-280-021, consisting of 5.55 acres, is located on the east side of Rossmore Lane, approximately 300 feet northeast of the intersection with Vine Street, in the El Dorado Hills area, submitted by Sundance Development Group; staff recommends the Planning Commission take the following actions:
- 1) Find that PD23-0001/EDH Hobby Condos project, as analyzed in the Addendum to the Adopted Mitigated Negative Declaration under PD18-0001, will not result in any new or substantially more significant environmental impacts beyond those described in the Adopted Mitigated Negative Declaration for PD18-0001, nor meet any other conditions described in Section 15162 of the CEQA Guidelines calling for the preparation of a subsequent Negative Declaration; and
  - 2) Find that pursuant to Section 15164 of the CEQA Guidelines, it is appropriate for the County of El Dorado to prepare an addendum to an Adopted Negative Declaration; and
  - 3) Approve Planned Development PD23-0001, based on the Findings and subject to the Conditions as presented.
- (Supervisory District 1)

*Public Comment: D. Getz, S. Ferry, S. Taylor, K. Beal, K. Payne, L. Campbell, T. Mccann*

**Chair Williams opened the public hearing and upon conclusion of public comment and staff input, closed the public hearing.**

**Commissioner Spaur disclosed that he visited the site.**

**A motion was made by Commissioner Spaur, seconded by Commissioner Frega, to approve staff recommendations 1, 2, and 3 with the addition of Conditions of Approval (COA) #79 and #80 as follows:**

**COA #79**

**No residential occupancy, including any overnight occupancy, will be permitted, and no unit will have kitchen facilities. Storage units cannot be inhabited or used to conduct business operations on-site. Gate access hours of operation for existing tenants and owners will be Monday – Sunday, 6:00 a.m. to 10:00 p.m. The County shall review and comment on any CCNRs prior to issuance of building permits.**

**COA #80**

**The Project shall be reviewed by the Town Center Design Committee prior to building permit issuance.**

**Yes:** 3 - Commissioner Frega, Commissioner Spaur and Commissioner Williams

**Absent:** 2 - Commissioner Nevis and Commissioner Hansen

## UPDATED ROLL CALL

Commissioner Hansen joined the meeting at 10:45 A.M.



4. [25-0387](#)

Hearing to consider Serrano Village M5 (Tentative Subdivision Map/Rezone/Planned Development TM24-0001/Z24-0001/PD24-0001) request for the following:

- 1) Subdivision of an existing 8.42-acre lot into 20 residential lots ranging in size from 7,000 square feet to 19,763 square feet, four (4) landscaping lots ranging in size from 435 to 3,485 square feet, and one (1) open space lot of 1.99 acres (86,685 square feet) with multiple phases presented for final map filing;
- 2) Rezone from Single-Unit Residential, minimum lot size 20,000 square feet (R20K) to Single-Unit Residential, minimum lot size 6,000 square feet within a Planned Development Combining Zone (R1-PD) for 6.43 acres and Open Space (OS) for 1.99 acres;
- 3) Planned Development to add the -PD overlay to the requested Rezone and establish modified development standards for the Village M5 site; and
- 4) Design Waivers requested for the following County Design and Improvement Standards Manual (DISM):
  - a) Modification of Standard Plan 101B and 114 for roadway right-of-way and improvement widths (including sidewalks, curbs and turnarounds) as shown on the Tentative Subdivision Map.
  - b) Modification of the standard road encroachment under Standard Plan 110 to allow for an entry gate and landscaping median.
  - c) Exceedances of 3:1 lot width to depth ratio for Lots 4, 6, 8, 12, 13, and 15-19 per DISM Volume II, Section 2:A)2).
  - d) Creation of a flag lot for Lot 1 per DISM Volume II, Section 2:B)7).

The property, identified by Assessor's Parcel Number 123-020-023, consisting of 8.42 acres, is located on the West side of Appian Way, at the intersection with Sangiovese Drive, in the El Dorado Hills area, submitted by SERRANO ASSOCIATES, LLC; Staff recommends the Planning Commission take the following actions:

- 1) Find that the project is Statutorily Exempt pursuant to Section 15182 of the CEQA Guidelines; and
- 2) Approve Tentative Subdivision Map TM24-0001, Rezone Z24-0001, Planned Development Permit PD24-0001, and the requested Design Waivers based on the Findings and subject to the Conditions of Approval as presented herein.

(Supervisory District 1)

*Public Comment: T. Mccann, G. Kowtha, B. McFarland, D. Getz, S. Ferry, S. Taylor, P. Kelly, K. Payne, L. Campbell, S. Spaur*

**Chair Williams opened the public hearing and upon conclusion of public comment and staff input, closed the public hearing.**

Commissioner Spaur disclosed that he and Supervisor Ferrero attended a meeting with Kirk Bone of Parker Development Company.

A motion was made by Commissioner Spaur, seconded by Commissioner Hansen, that the Planning Commission recommends that the tentative parcel map, rezone, and planned development permit are denied by the Board for three reasons:

- 1) The project is not consistent with the specific plan.
- 2) Increased density is not appropriate for the area.
- 3) Concerns of compatibility with the neighborhood.

**Yes:** 3 - Commissioner Spaur, Commissioner Williams and Commissioner Hansen

**Noes:** 1 - Commissioner Frega

**Absent:** 1 - Commissioner Nevis

## ADJOURNMENT

The meeting was adjourned at 12:10 P.M. by Chair Williams.

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.