

File Number: CCUP-C-23-0001
Date Received: 9-7-2023

Receipt No.: 49078
Amount: \$239

APPEAL FORM

(For more information, see Section 130.52.090 of the Zoning Ordinance)

Appeals must be submitted to the Planning Department with appropriate appeal fee. Please see fee schedule or contact the Planning Department for appeal fee information.

APPELLANT The Latrobe School District
ADDRESS 7900 South Shingle Road, Shingle Springs
DAYTIME TELEPHONE 530-677-0260

A letter from the Appellant authorizing the Agent to act in his/her behalf must be submitted with this appeal.

RECEIVED

AGENT _____ SEP 07 2023

ADDRESS _____

EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

DAYTIME TELEPHONE _____

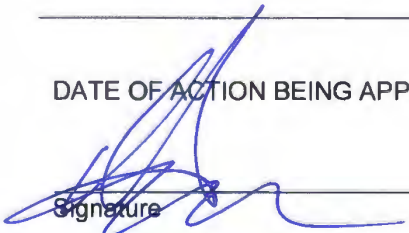
APPEAL BEING MADE TO: Board of Supervisors Planning Commission

ACTION BEING APPEALED (Please specify the action being appealed, i.e., approval of an application, denial of an application, conditions of approval, etc., and specific reasons for appeal. If appealing conditions of approval, please attach copy of conditions and specify appeal.)

The Latrobe School District Administration and the Latrobe School District Board of Trustees are respectfully appealing the approval of Variance V23-0002 on the grounds that the variance issued did not satisfy the conditions of approval required in Section 130.52.070 of the El Dorado County Code of Ordinances.

Please see attached for specifics of the appeal.

DATE OF ACTION BEING APPEALED AUGUST 24, 2023

Signature 

Date 9/7/23

Sec. 130.52.090 - Appeals.

Any decision by the review authority of original jurisdiction may be appealed by the applicant or any other affected party, as follows:

- A. An appeal must be filed within 10 working days from the decision by the review authority by completing the appeal form and submitting said form together with the applicable fee, as established by resolution of the Board, to the Department. The appellant shall clearly identify on the appeal form the specific reasons for the appeal and the relief requested.
- B. The hearing body for the appeal shall consider all issues raised by the appellant and may consider other relevant issues related to the project being appealed. The hearing body for the appeal shall be as follows:
 1. All decisions of the Director are appealable to the Commission and then to the Board.
 2. All decisions of the Zoning Administrator and the Commission are appealable to the Board.
 3. All decisions of the Board are final.
- C. The hearing on an appeal shall be set no more than 30 days from receipt of a completed appeal form and fee. If the Board meeting is canceled for any reason on the date on which the appeal would normally be heard, the appeal shall be heard on the first available regularly-scheduled meeting following the canceled meeting date. The 30-day time limitation may be extended by mutual consent of the appellant(s), the applicant, if different from the appellant, and the appeals body. Once the date and time for the hearing is established the hearing may be continued only by such mutual consent.
- D. In any appeal action brought in compliance with this Section, the appellant(s) may withdraw the appeal, with prejudice, at any time prior to the commencement of the public hearing. For the purposes of this Section, the public hearing shall be deemed commenced upon the taking of any evidence, including reports from staff.
- E. Upon the filing of an appeal, the Commission or the Board shall render its decision on the appeal within 60 days.
- F. No person shall seek judicial review of a County decision on a planning permit or other matter in compliance with this Title until all appeals to the Commission and Board have been first exhausted in compliance with this Section.

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SEP 07 2023

EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

APPEAL FORM

Appeal for Approval of Variance V23-0002

Attachment

The Latrobe School District Administration and the Latrobe School District Board of Trustees are respectfully appealing the approval of Variance V23-0002 on the grounds that the variance issued did not satisfy the conditions of approval required in Section 130.52.070 of the El Dorado County Code of Ordinances.

Specifically,

- There are special **NO** circumstances or exceptional characteristics or conditions relating to the land, building, or use referred to in the application, which circumstances or conditions do not apply generally to land, buildings, or uses in the vicinity and the same zone;
- The strict application of the zoning regulations as they apply to the subject property would **NOT** deprive the subject property of the privileges enjoyed by other property in the vicinity and the same zone (California Government Code Section 65906);
- Issuing this variance **DOES** grant special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such property is situated (California Government Code Section 65906); and
- The granting of this variance is **NOT** compatible with the maps, objectives, policies, programs, and general land uses specified in the General Plan and any applicable specific plan, and **IS** detrimental to the public health, safety, and welfare or injurious to the neighborhood.



Cash Register Receipt
County of El Dorado

Receipt Number
R49078

Table with 4 columns: DESCRIPTION, ACCOUNT, QTY, PAID. Rows include ProjectTRAK, V-A23-0001 Address: 6914 SOUTH SHINGLE RD APN: 087021057, APPEALS FEES, ALL APPEALS, and TOTAL FEES PAID BY RECEIPT: R49078.

RECEIVED

SEP 07 2023

EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

Date Paid: Thursday, September 07, 2023

Paid By: LATROBE SCHOOL DISTRICT

Cashier: ERM

Pay Method: CHK-PLACERVILLE 1165

You can check the status of your case/permit/project using our online portal etrakit https://edc-trk.aspgov.com/etrakit/

Your local Fire District may have its' own series of inspection requirements for your permit/project. Please contact them for further information. Fire District inspections (where required) must be approved prior to calling for a frame and final inspection through the building department.

Due to the large number of structures destroyed in the Caldor Fire, it is anticipated that there will be a large number of applications for building permits in the burn area after fire debris and hazardous materials have been cleaned up. Building permits in the Caldor Fire area will not be issued until after a property has been cleared of fire debris and hazardous materials as a result of the Caldor Fire. Even if a property has been cleared of fire debris and hazardous materials or never had any fire debris and hazardous materials, it does not mean that there are no other health hazards or dangers on the property, including dangers resulting from fire-damaged or hazard trees. Property owners and residents must do their own investigation to determine whether there are any other health hazards or dangers on the property. The issuance of a building permit for the property does not accomplish this task. A building permit is a ministerial action requiring only limited review by the County to ensure that the structure meets all applicable building standards. In most zones, an individual is allowed by right to construct a residence after receiving a building permit that only requires conformity to building standards. The building permit is issued based on information supplied by the applicant without independent investigation by the County of the property or potential health hazards or dangers. Given the limited scope of enforcement, it is not possible for the County to identify potential health hazards or dangers that are not directly associated with the permitted structure. The applicant is in a position to inspect the property, identify potential health hazards or dangers, and tailor the application to avoid any potential health hazards or dangers.

